



# ENVIRONNEWS

**Knight Frank**

Edition 1 2011

## FUNDING OPPORTUNITIES

**There are a number of Government grants and financing opportunities available for retrofitting projects. Please visit the following websites for more information:**

**1200 Buildings Program** – VIC program run by Melbourne City Council which helps building owners obtain finance for retrofit works. [www.melbourne.vic.gov.au/1200buildings](http://www.melbourne.vic.gov.au/1200buildings)

**Environmental Upgrade Agreements** – NSW program run by the State Government which helps building owners obtain finance for retrofit works with loan repayments made in the form of a special rate or charge. [www.environment.nsw.gov.au/grants](http://www.environment.nsw.gov.au/grants)

**Low Carbon Australia** (Formerly Australian Carbon Trust) - Established by the Australian Government to assist organisations to reduce energy costs and cut carbon emissions by providing financial and other support for energy efficiency projects in existing non-residential buildings. [www.lowcarbonaustralia.com.au](http://www.lowcarbonaustralia.com.au)

### Case Study

#### A Knight Frank Management Office Championing Change

With all of our major national offices signed to CitySwitch, Knight Frank is committed to promoting energy reduction and sustainability in both the space we occupy and space we manage for our valued clients.

As a Signatory to CitySwitch Green Office, the Knight Frank Management team at 135onKing in Sydney have lead by example; reducing their environmental footprint through the implementation of a range of office energy efficiency initiatives such as de-lamping, upgrading light fittings from T8 to T5, installing time controls to office and kitchen equipment and reducing computer screen brightness, to name only a few.

As a result of these initiatives, the team have exceeded their CitySwitch commitment and have now obtained a 5 star NABERS rating for their tenancy – well done team!



Joining the CitySwitch program is free and easy!

[www.cityswitch.net.au](http://www.cityswitch.net.au)



### More tips from True Green @ work

Ethical investment is also known as sustainable investment and socially responsible investment (SRI). The term describes an investment process that incorporates environmental and social factors when selecting investments, in addition to the objective of achieving a competitive financial return.

Socially responsible or sustainable investment is a powerful driver of more sustainable business practices, channelling money away from problem sectors into productive, eco friendly enterprise. Why not invest in a superannuation product that provides for your future without harming future generations? A range of products that offer excellent returns are now available through various sources.

[www.eia.org.au](http://www.eia.org.au)



THIS MONTH'S FEATURE

# RETROFITTING

**A retrofit is an improvement to building infrastructure, and often to operating and management practices that can reduce energy, water and maintenance costs.**

Prior to commencement of a "Green" retrofit, a thorough audit is undertaken to establish current costs and identify opportunities for savings. Improvements to infrastructure typically include items such as solar, wind turbines, LED lighting, together with more precise temperature control and monitoring systems. Staff training, tenant education and new monitoring strategies also assist in ensuring continued optimal operation and savings.

Many iconic buildings in Australia and around the world have either already, or are planning to, undertake a retrofit program. Notably the symbolic Empire State Building in New York City recently underwent a whole building retrofit with projected energy savings to be approximately 38%. For more information please visit: [www.esbnyc.com](http://www.esbnyc.com)

Government supported opportunities for retrofitting are available – some options are listed on the opposite page.

## A retrofit program can:

- Significantly reduce utility costs resulting in considerable savings
- Offer a measurable return on investment, potentially recouping the cost of the program within a few years
- Reduce system repair and maintenance costs
- Improved system reliability
- Improve occupant comfort and overall health
- Increase energy efficiency
- Reduce risk of costly repairs
- Increase productivity
- Enhance safety
- Increase property value and appeal to incumbent and potential tenants

# 10%

of Australia's total GHG emissions come from the commercial building sector



## SPOTLIGHT ON LED LIGHTING

### A brief history

Although their applications are relatively new, light-emitting diodes, or LEDs, have actually been around since the early 20th century, but it wasn't until the 1920s that the first LED was finally invented.

For more than 30 years, LED's have been used in various industrial applications from switch cabinets to measuring instruments, in consumer products such as HiFi equipment, telephones and personal computers.

In recent years, LED technology has made significant improvements and is considered a serious option for replacing older generation lighting solutions. LED's are cost effective, have a long lifespan and are extremely energy efficient.

Replacing halogen lamps with LEDs in MR16 light fixtures can save substantial energy while reducing electricity and maintenance costs.

### Did You Know?

An office tower currently using 5000, 45-watt incandescent R30 lamps can replace these lamps with EnergySmart® LED PAR30 lamps and avoid emission of over 1,212,750 pounds of CO<sub>2</sub>, which is equivalent to the annual emissions of **106 cars** or the planting of **150 trees**.

Whilst traditional procurement focuses on volume, price and service, Knight Frank has recently raised the bar when tendering and negotiating a National lamp, tube and fittings supply agreement. After a rigorous procurement process, the result was an extension of our current agreement with Specialised Lighting Solutions (SLS).

SLS importantly also provide energy efficient options to KF and take in to consideration lamp life cycle processes. SLS provide us with immediate access to stock at near wholesale prices, along with undertaking free audits and offering technical support. Speak to your KF Manager today about lighting upgrades.



Should you wish to talk to Knight Frank about any of the above services, please contact one of our offices below:

#### Adelaide

Level 25  
Westpac House  
91 King William St  
Adelaide SA 5000  
D 08 8233 5222

#### Brisbane

Level 11  
AMP Place  
10 Eagle St  
Brisbane QLD 4000  
D 07 3246 8888

#### Canberra

Level 9  
SAP House, Cnr  
Bunda & Akuna Sts  
Canberra ACT 2600  
D 02 6230 7855

#### Melbourne

Level 31  
360 Collins St  
Melbourne  
VIC 3000  
D 03 9602 5722

#### Perth

Level 10  
Exchange Plaza  
2 The Esplanade  
Perth WA 6000  
D 08 9325 2533

#### Sydney

Level 18  
Angel Place  
123 Pitt St  
Sydney NSW 2000  
D 02 9036 6666