



135 King Street, Sydney, NSW

Constructed 1990

NLA 32,012 sq m

Floors Ground, 2 podium retail levels and 23 upper office levels

NABERS Rating 2009 3.0* (Oct 2009)

NABERS Rating 2010 4.5* (Jan 2010)

Major Tenants

Macquarie Group Services Australia Pty Ltd

Owner

Jointly held by Colonial First State Global Asset Management & Stockland Corporation Ltd

IMPROVED NABERS RATING ACHIEVED IN BUILDING MANAGEMENT OFFICE

The Challenge

Improve the NABERS Energy Rating of the Building Management Office.

The Issues

By being able to demonstrate an improved NABERS Rating in the Building Management Office would give existing and prospective tenants an incentive to reduce their energy usage and join the City Switch Green Office programme.

The Solution

- All T8 light fittings were replaced with T5 fittings and the total number reduced from 28 to 25;
- Motion sensors were installed to 2 x meeting rooms;
- Two x 50w low voltage light fittings were removed and replaced with a desk lamp;
- A Zip instant boiling water unit and chilled water bubbler were fitted with timer controls to reduce operating hours from 24/7 to 12 hours Mon to Fri;
- Five x Cathode Ray Tube security monitors that operated 24/7 were replaced with flat screen monitors and time controlled to reduce operation to 12hrs Mon to Fri;
- Various items of office equipment such as printers, copiers and fax machine that were left on 24/7 now only operate 12hrs Mon to Fri;
- All 6 x PCs had their modes reduced from 20 minutes to 5 minutes, screen brightness reduced, screen savers removed and energy star features activated and
- All 6x PCs are only operated during office hours 10hrs/day Mon to Fri.

The Results

- NABERS Energy Rating improved from 3* to 4.5* (and possibly 5 star by Jan 2011);
- Energy consumption reduced from 447 MJ/M² pa to 295 MJ/M² pa and
- Greenhouse Gas emissions reduced from 114kgCO₂/M² pa to 68kgCO₂/M²/pa.