

Case Study Gadens Lawyers

- reducing energy consumption by 20%



Gadens have drastically reduced energy consumption in their Bourke Place office space since joining CitySwitch Green Office.

CitySwitch in action

CitySwitch Green Office, jointly run in Victoria by City of Melbourne and Sustainability Victoria, helps commercial office tenants improve their energy efficiency and reduce greenhouse gas emissions.

Gadens Lawyers are a Signatory of CitySwitch and have achieved impressive results in reducing their environmental impact since joining the program. In Victoria, Gadens, a top-ten Australian law firm, occupies five floors of commercial office space at Bourke Place in Melbourne's CBD.

The firm had begun investigating various ways of reducing their energy consumption and CitySwitch provided an ideal framework to achieve a reduction in both operating costs and carbon emissions.

Goals

- Short term goal of a 20% reduction in monthly energy consumption
- Long term goal of a 4 star NABERS Energy tenancy rating

Steps to reduce energy use

The short term goal of a 20% reduction in monthly energy consumption was achieved through a three-pronged strategy including:

- staff education and awareness
- reviewing the potential use of sustainable resources
- sensible and efficient energy consumption.

Accredited engineering consultants Wood & Grieve Engineers were engaged to undertake a NABERS Energy audit.

Consequently an Energy Action Plan was formulated to achieve the long term goal of the project - a 4 star NABERS Energy tenancy rating.

The following internal initiatives were implemented to improve the impact of Gadens working practices on the environment:

- altering all default printing to double-sided
- using emails and monthly team meetings to educate staff on energy efficient behaviour
- promote, implement and monitor their 'switch off' campaign for lights and computers.

Project Partners



Signatory status

Date joined CitySwitch	August 2008
Tenancy size	6,000 sqm
NABERS Commitment rating	★★★★
Website	www.gadens.com.au

Key outcomes

Annual saving	> \$18,400
Cost of investment	\$0
CO ₂ savings per annum	402 tonnes
Partner support	Wood & Grieve Engineers
Technology	Behavioural change

Reducing energy consumption through behavioural change

Results

Gadens Lawyers successfully achieved the short term goal of a 20% reduction in monthly energy consumption, which converts to savings of over \$18,400 per year if maintained over the long term.

If the long term goal of achieving a 4 star NABERS Energy tenancy rating is realised it will equate to GHG pollution offset of 402,000 kg (402 tonnes) CO₂ emissions.

All reductions were achieved at 'no-cost' to Gadens Lawyers.

Results snapshot

Reductions in electricity usage

November 2008	23%
December 2008	19%
January 2009	28%

Reductions in electricity costs

November 2008	25%
December 2008	19%
January 2009	*11%

Projected savings

Over \$18,400 per year* - 402,000 kg of CO₂ emissions per annum

Capital investment

\$0** - All results were achieved through staff behaviour change and an internal awareness program

* based on current energy prices

** only expense was NABERS energy audit

The future

Gadens Lawyers continue to look for opportunities to reduce their environmental impact and are investigating the purchase of GreenPower and replacing fluorescent lighting with LEDs. Future actions may involve using virtualisation technology to consolidate their IT and server equipment.

Get involved

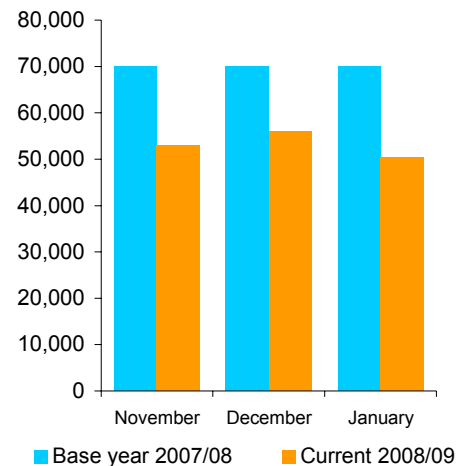
Join CitySwitch and discover how small changes can make a big difference to Australia's future environmental health – and that of the planet.

Visit www.cityswitch.net.au for more information or call the CitySwitch Program Manager in your state. Contact details are listed on the website.

Useful links

- www.cityswitch.net.au
- www.gadens.com.au
- www.wge.com.au
- www.nabers.com.au
- www.melbourne.vic.gov.au
- www.sustainability.vic.gov.au
- www.resourcesmart.vic.gov.au

kWH Electricity usage



“CitySwitch provided an effective framework for our firm to consider and reduce our environmental impact, with the added benefit of associated cost reductions.”

Jeremy Dixon
General Manager Marketing & Administration, Gadens Lawyers

CitySwitch is a national tenant energy management program. Previously known as the 3CBDs Greenhouse Initiative, the program works with tenants to improve office energy efficiency, reducing the CO₂ emissions attributed to climate change.

CitySwitch Partners



Dedicated to a better Brisbane



CITY OF PERTH

