

Case Study DTZ

- a top energy efficiency achiever



DTZ, one of the world's largest real estate advisors led the way as the first corporate tenant to join CitySwitch Green Office in 2004 and has since achieved outstanding results.

The global consultancy has operations stretching across 150 cities in 45 countries and works with clients to provide innovative real estate, capital markets and business solutions worldwide. As part of this service, DTZ also provides advice on the benefits of energy efficiency.

With a commitment to maximising the positive impact of its clients as well as its own business operations, DTZ signed up to CitySwitch Green Office. An office relocation in 2005 then provided the company with an ideal opportunity to proactively manage their

environmental impact and create a new 5 star NABERS Energy rated workplace.

Setting environmental goals

When DTZ joined CitySwitch they occupied an office with an estimated 3 star NABERS Energy tenancy rating. On deciding to relocate the organisation's Australia/New Zealand headquarters to Pitt Street in the heart of Sydney, a strategy was developed for achieving specific environmental goals as part of the move.

DTZ's Building Consultancy Regional Director John Preece, an accredited NABERS assessor, led the charge to attain the highest possible energy efficiency rating for the new fit-out.

Goals

- Significantly reduce carbon pollution in the Sydney head office
- Achieve a 4.5 star NABERS Energy tenancy rating
- Inspire staff to take responsibility for environmental outcomes



Signatory status

Date joined CitySwitch	November 2004
Tenancy size	824 sqm
NABERS Commitment rating	★★★★½
Website	www.dtz.com.au

Key outcomes

Annual saving	\$3,500 – a 40% reduction
CO ₂ savings per annum	781 kgCO ₂ /person/annum

Technology

Lighting system upgrades, TFT Flat Screens, supplementary air conditioning, replacement of inefficient equipment.

The creation of a new energy efficient workplace

Implementing change

Staff as well as external technical and design expertise were called on to put DTZ's CitySwitch commitment into action. The main areas for change focused on the organisation's lighting, air-conditioning and office equipment and included:

- automated lighting systems with time-out settings
- installation of movement and daylight sensors
- incorporating T5 lighting fittings with electronic ballasts
- thermostatic controls with limited cooling system activation
- limited supplementary air-conditioning which automatically switches off after 30 minutes
- replacement of all CRT computer monitors with TFT flat screens
- a new policy to increase laptop usage compared to desktop computers
- purchase of high-rating ENERGY Star white goods
- replacement of local printers with networked, multifunction print/copy/fax machines
- fitting of automatic 'switch-off' software on all central IT equipment.

Most improvements were carried out in the new tenancy prior to staff moving in, making the project reasonably simple to implement. Upon completion, regular communication with staff proved to be the best method for helping them

understand new automated systems and, importantly, their role in minimising energy use.

The challenges

- Demonstrating the financial benefits of reduced energy consumption - this was overcome through the creation of a robust business case.
- Meeting targets – DTZ ensured that the NABERS requirement was included in contractual agreements for all suppliers working on the new fit-out.

The results – an industry advocate for energy efficiency

DTZ originally set an ambitious target of a 4.5 star NABERS Energy tenancy rating. Through the implementation of a range of measures from the time of their new fit-out, the organisation exceeded this target, achieving an impressive 5 star NABERS Energy rating.

Results snapshot

- Emissions reduced by approximately 375,000 kgCO₂ over an 8 year lease term - the equivalent of taking 83,000 cars off the road.
- Financial savings of circa \$3,500 per annum - representing a 40% reduction in operating costs.

“As a leading global provider of real estate and building consultancy services, we recognise the value in benchmarking our greenhouse performance - it helps us manage our impacts, demonstrates our improvements and sends a positive message to employees, suppliers and clients that we are serious about energy efficiency.”

John Preece

Building Consultancy Regional Director, DTZ

Today, DTZ occupies a bright, productive new office that costs less to operate, consumes less energy and has inspired staff to take more responsibility for environmental outcomes. DTZ is committed to actively encouraging their clients to do the same - to sign up to this partnership program and commit to achieving positive environmental and economic outcomes.

Get involved

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

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

