

Case Study ENVIRON

- energy efficiency drives green tenancy search



About ENVIRON

ENVIRON is an environmental consultancy offering advice on environmental risk management, regulatory compliance and environmental auditing. The Sydney office is part of a network of more than 70 offices throughout the U.S., U.K., Europe and Asia-Pacific.

The global organisation also provides energy and greenhouse assessments, guidance on responsible corporate behaviour and stakeholder communication.

ENVIRON opened its North Sydney office in 2001 and was one of the original Signatories to join the CBD Greenhouse Initiative (an early predecessor to CitySwitch Green Office) in 2002.

Why CitySwitch?

ENVIRON chose to become part of CitySwitch in order to engage staff on the issue of energy efficiency and to set in place best practice standards within their Sydney office.

The program offered a framework in which environmental targets could be set and employees could be engaged and encouraged to help improve internal environmental performance.

Goals

- Develop and implement an energy savings plan
- Maintain a 5 star NABERS Energy tenancy rating
- Promote energy efficiency to staff, clients and suppliers

Initial steps to cut energy

In the early years of ENVIRON's CitySwitch involvement, the company focused on reducing energy use by:

- activating energy saving features on copiers and computers
- using timers and ensuring lights were switched off
- purchasing 100% GreenPower
- educating staff to guide behavioural change.

ENVIRON

Signatory status	
Date joined CitySwitch	January 2005 (joined 3CBDs in 2002)
Tenancy size	407 sqm
NABERS Commitment rating	★★★★
Website	www.environcorp.com.au
Key outcomes	
Technology utilised	Behavioural change / green lease

ENVIRON focus on energy efficiency features when selecting a new office premises

The next stage: the quest for green premises

Being a small tenant in an older building, the opportunities to reduce energy use were restricted. While ENVIRON was able to achieve a self-assessed 5 star NABERS Energy tenancy rating, internal analysis determined that the base building itself was closer to 2 stars.

ENVIRON initially attempted to engage with the building owners to encourage a review of retrofit options, but found them disinterested. They concluded that as a small company with good practices already in place, the most significant way to reduce environmental impact was to relocate to a more energy efficient building.

When their lease expired in 2007, ENVIRON took the opportunity to ensure that there was a strong focus on energy efficiency features in the search for new premises.

Challenges and barriers

As ENVIRON was only looking for a small space or part floor, they had limited capacity to negotiate major building improvements. They also found assessing and comparing premises difficult as many older buildings did not have energy ratings completed as yet. Ultimately however, an ideal North Sydney office space in a building designed to achieve a minimum 4.5 star NABERS Energy base building rating was selected.

In keeping with their commitment to a low greenhouse impact, ENVIRON ensured their fit-out incorporated energy efficient and low carbon emitting fixtures and equipment.

Significant results

Following the office move, ENVIRON experienced a substantial decrease in office energy consumption, despite an increase in office area and staff numbers over the same period.

Average daily electricity consumption was reduced and a 5 star NABERS Energy tenancy rating was achieved even before the purchase of 100% GreenPower was taken into account.

ENVIRON's achievement of a 5 star rating – exceeding their original 4 star CitySwitch commitment - demonstrates a robust sustainability strategy underpinned by practical outcomes.

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.

“Initiatives such as CitySwitch Green Office are a great way for all businesses, no matter what their size or tenancy situation, to identify positive steps they can take to reduce their greenhouse gas emissions.”

Graeme Nyland
NSW Manager and Principal
ENVIRON Australia

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



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