

Case Study Stockland

- office move, a catalyst for change



CitySwitch in action

One of Australia's leading diversified property groups and a top 50 ASX listed company, Stockland is committed to reducing the ecological footprint of the assets it owns and manages.

The company is involved in property investment, management and development across Australia and the UK. Stockland is a major player in retail, office and industrial property, as well as residential communities, apartments and retirement living.

Stockland's Sydney head office joined CitySwitch in 2006 in order to improve energy performance and achieve best practice within the industry. Stockland also recognised the opportunity to share knowledge and expertise engaging their tenants and in turn, helping them to improve their energy performance.

Goals

- Create a space for employees that maximises productivity and sets the standard in office refurbishment
- Achieve a long term goal of a 5 star NABERS Energy tenancy rating

The opportunity: save money, energy & demonstrate leadership

In 2007, Stockland moved their Sydney office to Piccadilly Tower, Castlereagh Street. Comprising of over 10,000 sqm, the current tenancy houses over 600 employees and is a leading example of how to recycle an existing A-grade 1980s office building to achieve environmental excellence.

Stockland sought to use the move as the catalyst for environmental improvements to their operations. They recognised that upgrading facilities and adopting a sustainable approach to managing and operating building stock could reduce energy and water consumption and bring the existing tenancy into line with new, green building stock.

In keeping with their aim for more sustainable operations, the initial design brief required a tenancy capable of achieving a 5 star NABERS Energy tenancy rating.



Signatory status	
Date joined CitySwitch	November 2006
Tenancy size	10,151 sqm
NABERS Commitment rating	★★★★★
Website	www.stockland.com.au
Key outcomes	
Annual energy savings	38% less energy used than avg 2.5★ tenancy
CO ₂ savings per annum	49% less CO ₂ emissions than avg 2.5★ tenancy
Technology	Behavioural change, trigeneration, lighting, sub-metering, appliance upgrades

New office space provided renewed focus on energy efficient operations

The solution: steps to reduce energy use

Design initiatives that helped Stockland work towards its 5 star NABERS Energy Commitment included:

- a trigeneration system to supply 70% of the tenancy with cleaner electricity produced by an onsite gas turbine
- sub-metering to monitor energy use and efficient building operations
- motion sensors for lighting between 7pm - 8am and 24 hours a day in meeting rooms
- energy efficient T5 fluorescent lighting
- reducing printers from 140 to 40
- energy efficient appliances in kitchen and photocopying areas
- replacement of all energy-intensive CRT monitors with flat screen LCDs
- timed air-conditioning switches in all meeting rooms to reduce wastage.

Operational initiatives that helped to achieve goals included:

- creating a 'Sustainability Committee' to educate and encourage employees and monitor workplace habits
- forming a 'Change Champion' network to build readiness and instill behavioural change prior to move
- instigating a 'Green Leaders' campaign with IT reporting on nightly computer usage to encourage staff to switch off their PCs.

The challenges

Ensuring employees switched off

Stockland's tenancy has many 'designed in' green initiatives, however employee behaviour and in particular computer use can be a significant out-of-hours energy contributor. The Sustainability Committee helped educate and encourage employees to switch off their computers every night, leading to a participation rate of over 80% from an initial level of 52%.

Peripheral use out-of-hours

Stockland reduced peripheral energy consumption by ensuring printers and large multifunction devices were ramped down to their lowest power (<10 watts) after 20 minutes of non-use.

Signs were placed above power points reminding employees to switch off after use on items such as binders.

After hours lighting

Motion sensors for overnight office lighting and within meeting rooms were built into the design to reduce electricity use.

An 'all-off' switch was created to enable employees to 'flick the switch' if they were the last person to leave the floor.

The benefits: greener operation

After a year of operation in the new tenancy, Stockland achieved a 5 star NABERS Energy tenancy rating, which included the purchase of 17% GreenPower.

"Stockland are committed to reducing the environmental impacts of their office space in design and operation. Optimising energy efficiency makes sense, from both an environmental and economic point of view. CitySwitch provides a valuable framework to encourage organisations to review their energy usage and take steps to help reduce their environmental footprint."

Greg Johnson

National Manager, CR&S
Stockland Commercial Property

The 5 star NABERS Energy tenancy rating represents a 38% reduction in energy consumption and 49% less CO₂ emissions compared to that of a typical 2.5 star tenancy. Once the tri-generation is operational within the Piccadilly Tower office, it is expected that Stockland's tenancy will achieve a 5 star NABERS Energy tenancy rating without any additional GreenPower.

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



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