

Case Study 135onKing: a Knight Frank management office championing change



Knight Frank is the world's largest privately owned property agency servicing 43 countries over six continents.

With all of its management offices signed to CitySwitch nationally, Knight Frank is committed to promoting energy reduction and sustainability throughout its managed portfolio.

Knight Frank management office: 135onKing

Knight Frank manages 135 King Street and the Glasshouse Shopping Centre on behalf of the owners, Stockland and Colonial First State Global Asset Management.

The management team is responsible for the financial and physical management of the asset and servicing the needs of the commercial and retail tenants, visitors and contractors.

Goals

- **Achieve a 5 star NABERS Energy tenancy rating**
- **Raise awareness about how energy reductions can be achieved by simple and cost effective measures and behavioural change**
- **Encourage and assist tenants to achieve sustainable workplaces**

As part of this responsibility, the management team is committed to reducing the buildings' environmental impact through targeted programs such as co-mingled recycling and the reduction of water and energy use.

As a Signatory to CitySwitch Green Office, Knight Frank leads by example by reducing their environmental footprint through implementing a range of office energy efficiency initiatives.

Exceeding the CitySwitch commitment

Since joining CitySwitch in 2007, the onsite team at 135onKing has improved their NABERS Energy tenancy rating for a relatively small tenancy from a 3 star to a 5 star, exceeding their original 4 star commitment.



Signatory status	
Date joined CitySwitch	20 September 2007
Tenancy size	145 sqm
NABERS Commitment rating	★★★★
Website	www.135onking.com.au
Key outcomes	
Annual saving	6,886kg CO2/yr
Cost of investment	Approx \$1000
Technology	Time controls, motion sensors and lighting upgrades.

Demonstrating real energy savings

A range of cost-effective measures have assisted the Sydney tenancy to achieve a 5 NABERS Energy tenancy rating, including:

- De-lamping to reduce the number of light fittings
- Exchanging T8 lights with T5 fittings
- Installing motion sensors in meeting rooms
- Removing 50W low voltage light fittings and substituting these with a desk lamp
- Replacing the Zip instant boiling water unit with a kettle
- Reducing all PC sleep modes from 20 minutes to 5 minutes
- Reducing PC screen brightness, removing screen savers and ensuring Energy Star features are activated.

Working 9-to-5

The majority of the technical improvements to the King Street tenancy revolved around ensuring the day-to-day operations reflected that of the physical comings-and-goings of staff. Improvement measures undertaken included:

- Turning off office equipment overnight including printers, copiers and the fax machine (all of which previously operated 24/7)

- Fitting the kitchen sink hot water unit and chilled water bubbler with timers to reduce operation from 24/7 to 12 hours a day, Monday to Fridays
- Replacement of the Cathode Ray security monitors with flat-screen monitors fitted with a timer to reduce their operation from 24/7 to 6am to 5pm, Monday to Friday
- Ensuring the majority of office PCs are only activated during office hours.

Demonstrating real energy savings to staff

A staff awareness campaign was initiated to educate co-workers of the need to reduce energy usage whenever possible.

As part of this awareness campaign, the tenancy utilised CitySwitch Power-Mates (digital power meters) to demonstrate the cumulated energy savings that could be made by simply turning off CCTV monitors, desktop monitors and PCs when not in use.

By simply 'switching off', a potential saving of 870kwh/ annum was calculated using the Power-Mates. This equates to a 10 per cent reduction in energy consumption.

Outcomes of this exercise were communicated to co-workers in meetings and via email to clearly demonstrate that the day-to-day behaviour of all staff can greatly contribute to the tenancy's overall energy savings.

“We acknowledge that we, as building managers, can lead by example and influence others to reduce the impact on the environment. We are proud of our involvement in the CitySwitch program and we remain committed to assisting our tenants in achieving sustainable work environments.”

Theo Zographakis
General Manager
135onKing

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.

CitySwitch is a national tenant energy efficiency program. Previously known as the 3CBDs Greenhouse Initiative, the program works with tenants to improve office energy efficiency, thereby reducing the CO₂ emissions that contribute to global warming.

CitySwitch program partners



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