AMP CAPITAL
‘FLOOR WARS’ INTER-OFFICE COMPETITION CUTS ENERGY BY 15 PER CENT

AMP Capital is a leading investment house with one of the largest and most established portfolios of diversified property investments in Australia and New Zealand. Sustainability is an important part of the business and engaging with employees is a key priority for AMP Capital’s Environment Leadership Team.

The AMP Capital Green Tomorrow initiative helps raise environmental awareness across the business and engages employees in adopting approaches that contribute towards improving environmental performance. Environmental awareness and education is embedded across the business and supported by the organisation’s network of over 100 green champions. Ongoing Green Tomorrow activities include external guest presentations and educational videos, along with staff workshops and competitions.

As part of the initiative, a four month behaviour change campaign entitled ‘Floor Wars’ got staff on board to reduce energy consumption and improve recycling. The highly successful inter-office competition was held across seven floors of their Sydney head office.

GOALS

- To engage staff in an office-wide behaviour change competition
- To reduce energy consumption and improve waste recycling
- To engage more on sustainability with tenant facilities management

**Signatory status**

<table>
<thead>
<tr>
<th>Date joined CitySwitch</th>
<th>April 2005</th>
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<tbody>
<tr>
<td>Tenancy size</td>
<td>10,625 sqm</td>
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<tr>
<td>NABERS commitment rating</td>
<td>★ ★ ★ ★</td>
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<tr>
<td>Website</td>
<td><a href="http://www.ampcapital.com.au">www.ampcapital.com.au</a></td>
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**Key outcomes**

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<tr>
<th>Annual savings - energy</th>
<th>An average 15% energy saving based on occupant activity alone</th>
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<tr>
<td>Annual savings - waste</td>
<td>Recycling rates increased to nearly 70% diversion from landfill and paper use reduced by 20%</td>
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<tr>
<td>Technology</td>
<td>Staff engagement primarily via the intranet portal</td>
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fluorescent tubes were changed to LED tubes. As a result, total lighting energy consumption was cut by more than half. Organic waste collection bins were introduced into kitchen areas, IT software was rolled-out to automatically shut down computers each night, and the introduction of staff iPads helped reduce paper printing. In 2013 the AMP Capital tenancy achieved a 5-star NABERS Energy rating for the first time.

AMP's Floor Wars competition
As part of the Green Tomorrow initiative, AMP Capital launched an energy and waste reduction competition across their Sydney offices on levels 10 to 17, 50 Bridge Street, to drive optimal environmental savings. The goal was to see which floor could reduce energy use the most and achieve the highest waste recycling rates over a four month period. The floor with the highest reduction in energy each month received seven points, the second highest reduction six points, and so on. The same point allocation was given for the amount of recycling per floor. Each month, the winner received custody of a trophy for their kitchen ‘trophy cabinet’ and at the end of the four months the floor with the highest amount of points was the winner. The floor with the least amount of points had to cook a barbeque for the winning floor. The competition was a great success, with staff quick to turn-off lights when leaving meeting rooms, shut down their PCs at night, avoid using personal desk fans or under desk heaters and switch printers to energy saver mode. Perimeter lights were turned off when not required and staff started using the zone lighting controls rather than flicking all the switches to turn on the whole floor lighting if they came in early. Staff began considering if meeting room air-conditioning really needed to be activated if using the space for just a short time with a small number of people, and took more interest in their recycling practice, particularly separating kitchen waste and being mindful of unnecessary printing.

Zero cost behaviour change success
Over the course of the competition energy was reduced by 15 per cent and these savings have largely been maintained since Floor Wars ended. The campaign confirmed progress can be made on a floor-by-floor basis purely by focusing on behavioural change, and at zero cost. The competition proved to be fun, competitive, engaging and successful in reducing waste and energy usage and the success of the initiative has resulted in the rollout of the same competition to other major AMP Capital offices around the country.

Technology upgrades
Further complementing increased staff awareness of energy efficiency, AMP Capital upgraded all halogen lights, to LED down-lights and all T8 fluorescent tubes were changed to LED tubes. As a result, total lighting energy consumption was cut by more than half. Organic waste collection bins were introduced into kitchen areas, IT software was rolled-out to automatically shut down computers each night, and the introduction of staff iPads helped reduce paper printing. In 2013 the AMP Capital tenancy achieved a 5-star NABERS Energy rating for the first time.

AMP Capital strongly supports CitySwitch Green Office. As part of the program, we commit to continue to change our behaviour and influence others in cooperation with CitySwitch partners and the wider community, to make a difference to climate change and help shape a more sustainable future.

Louise Mason, Managing Director
AMP Capital Office & Industrial

CitySwitch Green Office is Australia’s national tenant energy efficiency program. This partnership initiative is a growing network of business leaders committed to addressing their environmental impact. cityswitch.net.au