

Motivating Mid-tier Offices...to Act

Commercial Buildings Stream

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CITY OF MELBOURNE

Contents

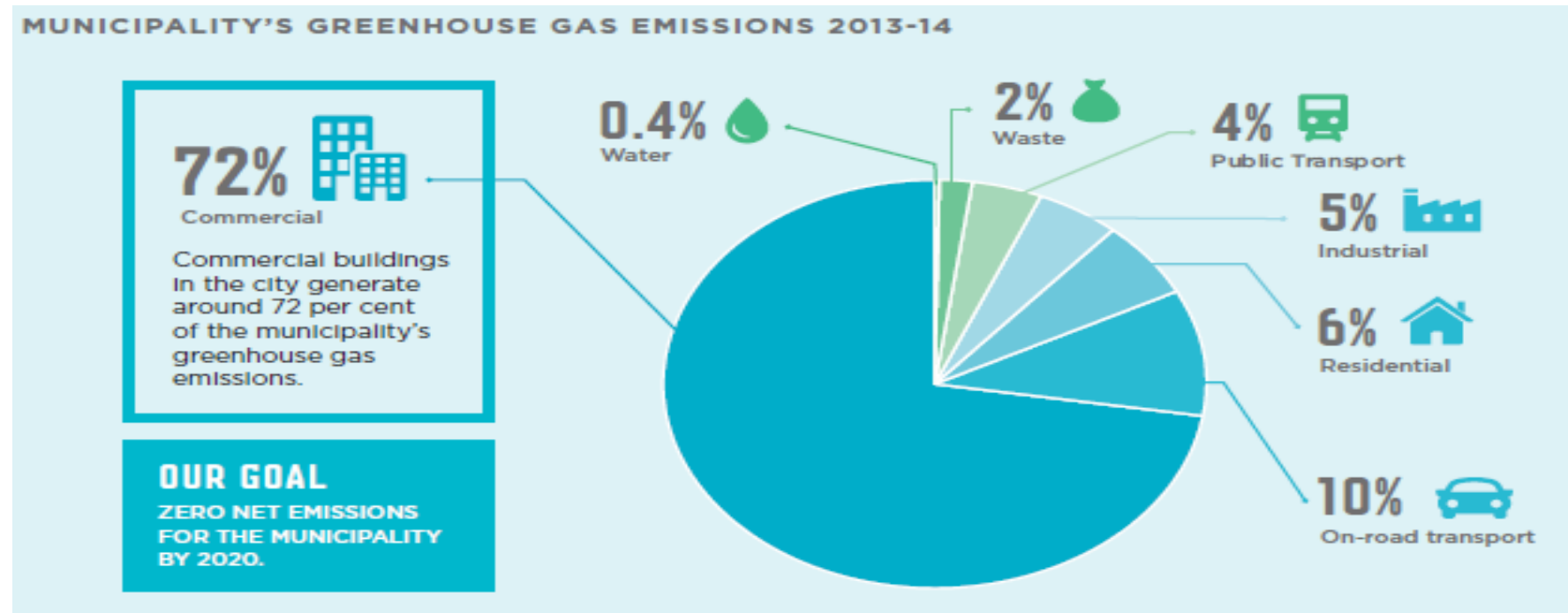
Background

Motivations and barriers to retrofitting

Case studies

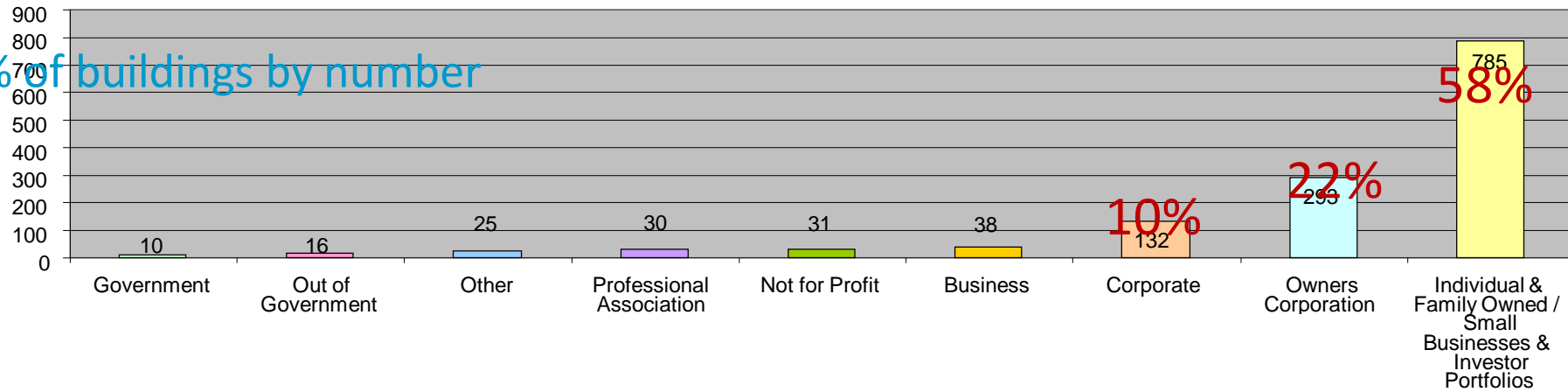


Background - 1200 Buildings Program

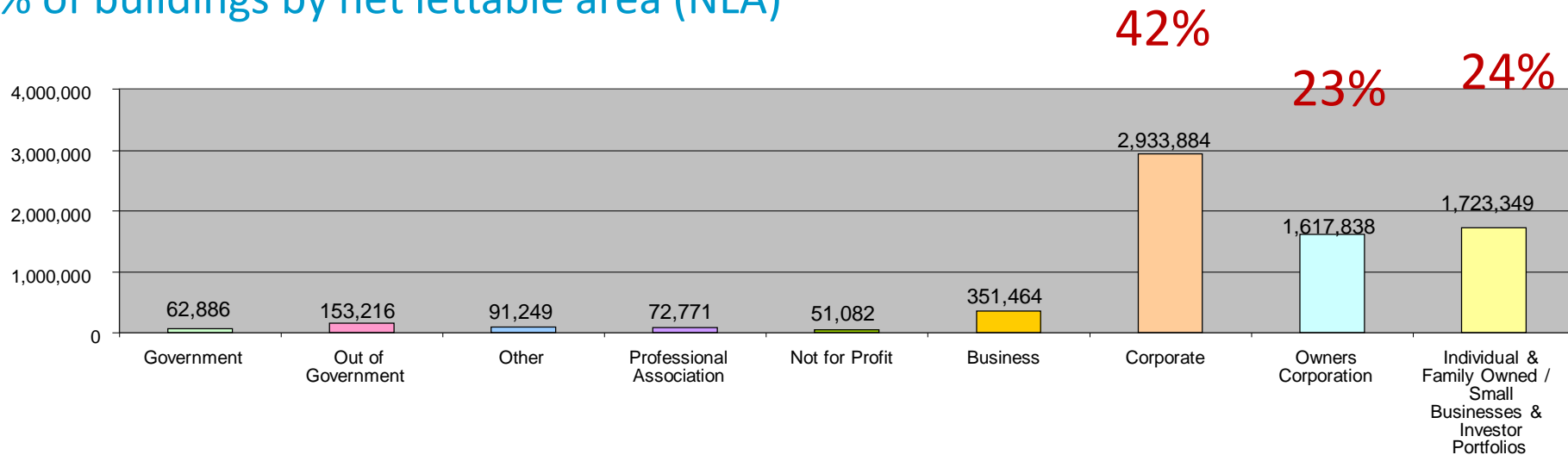


Ownership profiles in Melbourne

% of buildings by number



% of buildings by net lettable area (NLA)

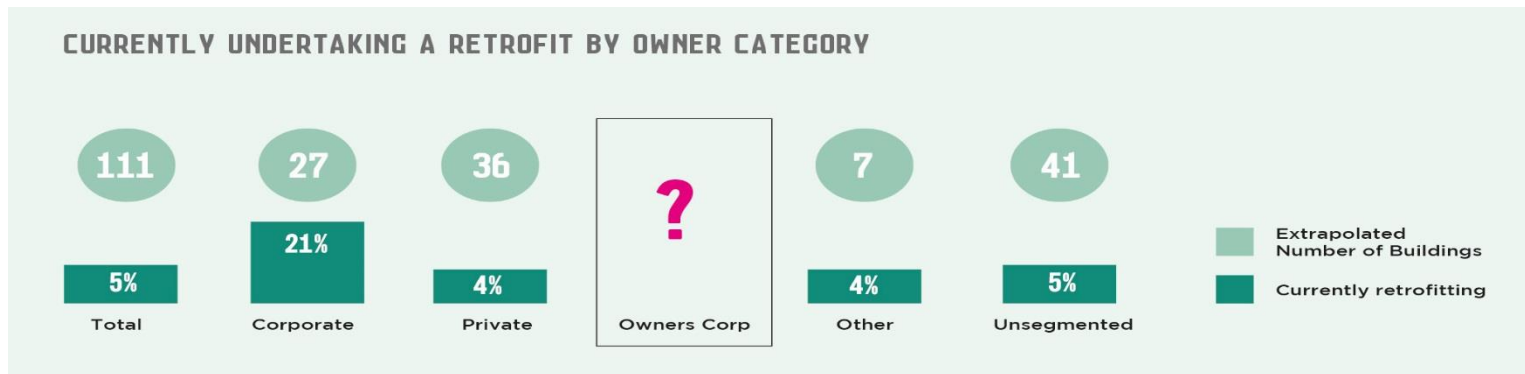


Innovators & early adopters



Research into retrofit activity

2013



2015

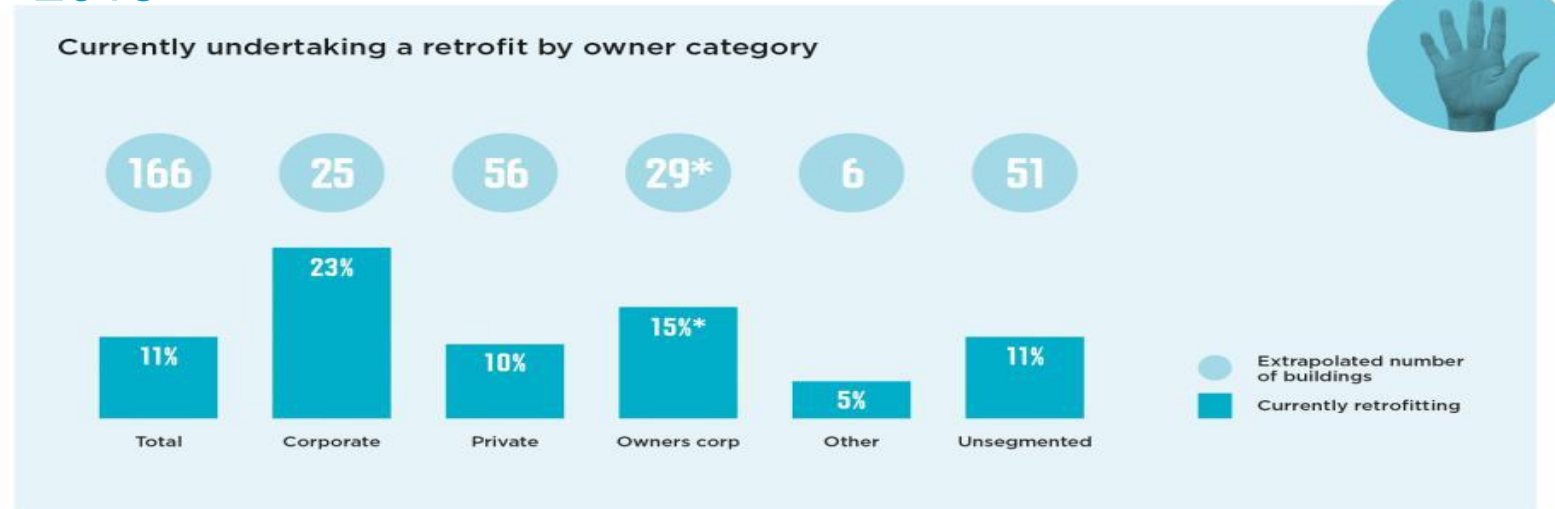


Figure 7 Total = 387; Corporate = 44, Private = 149, OC = 24, Other = 51, Unsegmented = 119
 * Small sample

Research into retrofit activity

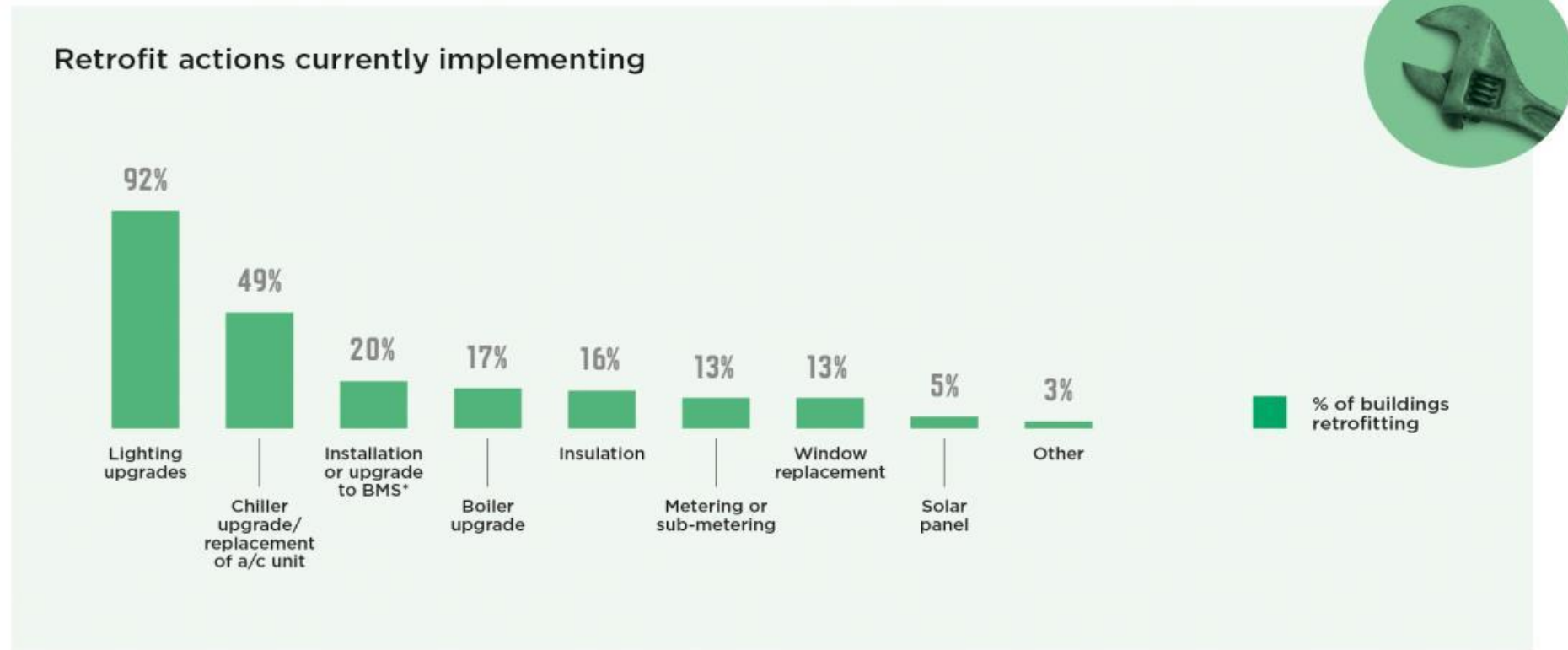


Figure 9 Total = 52
*building management system

Motivations to retrofit

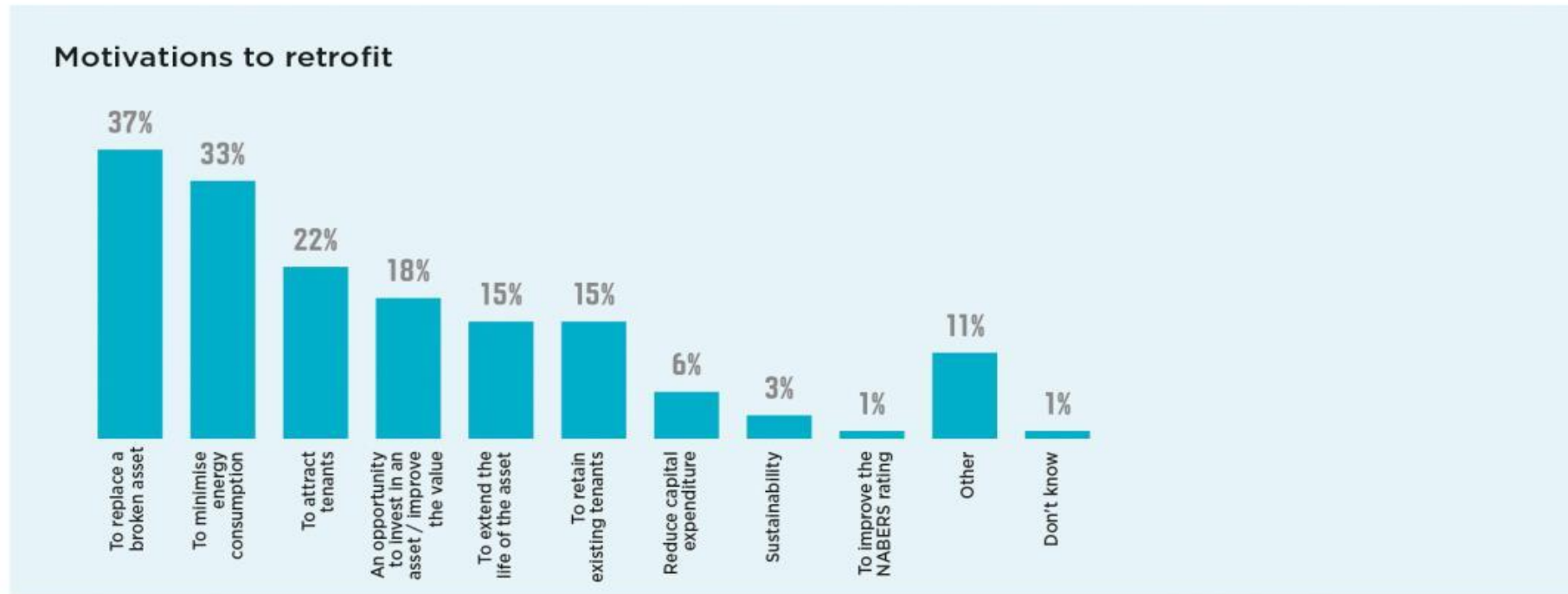
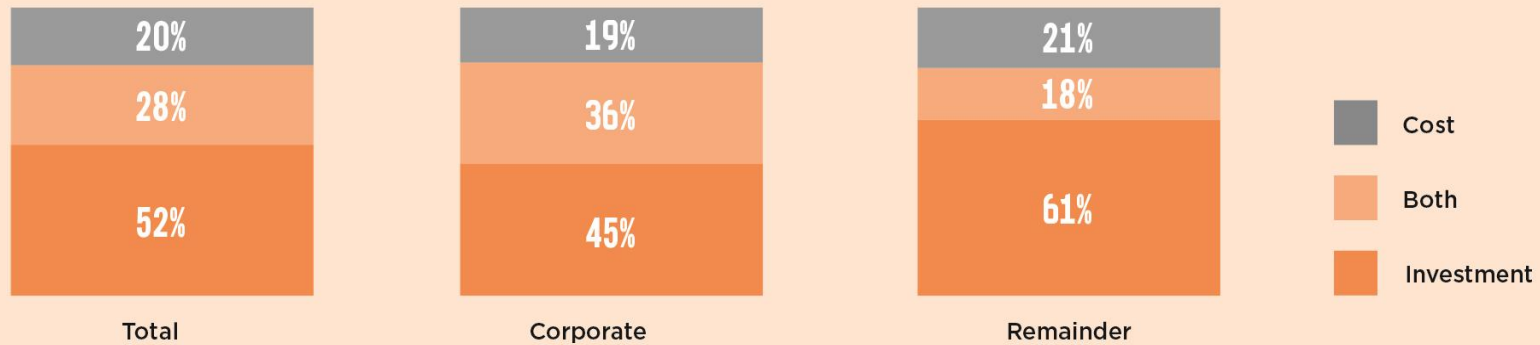


Figure 35 Total = 222

Perceptions of value

PERCEPTIONS OF RETROFIT AS A COST OR INVESTMENT



Barriers to retrofitting

***“Communication of what grants are available is poor
...obscure and buried...I haven’t got the time”***



Barriers to retrofitting

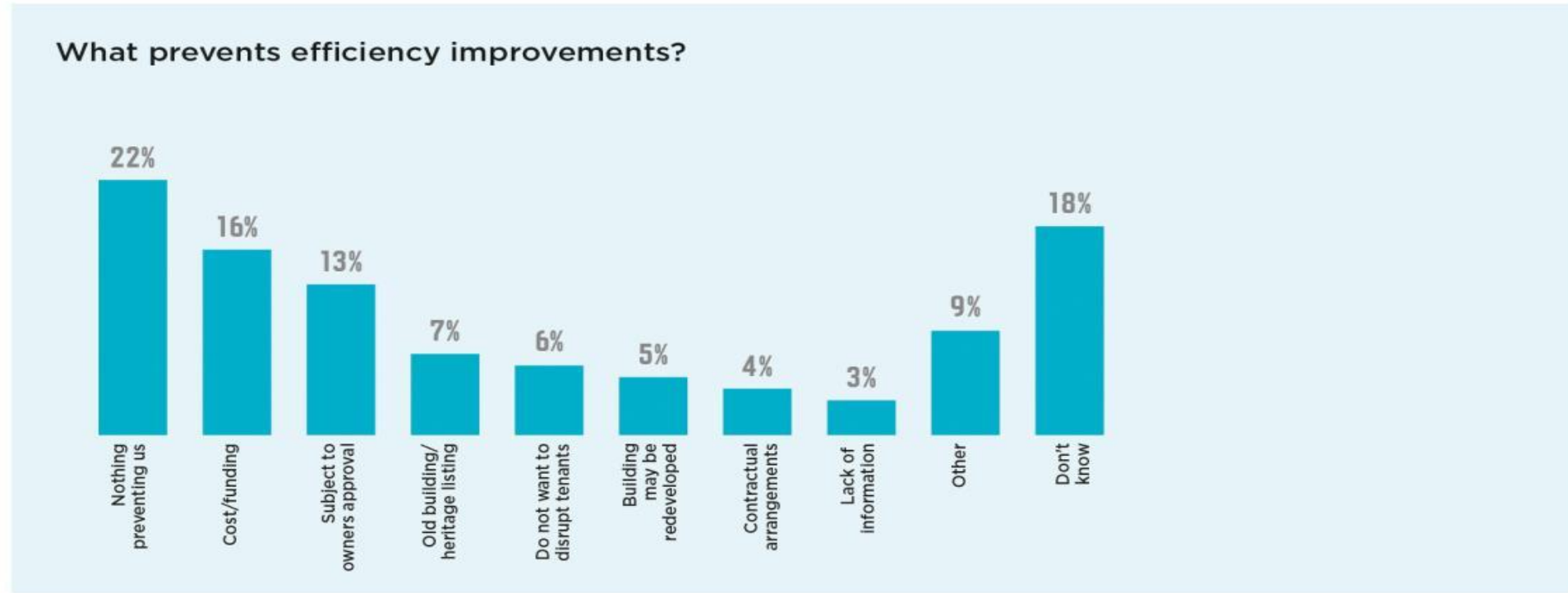


Figure 39 Total = 72

What owners want

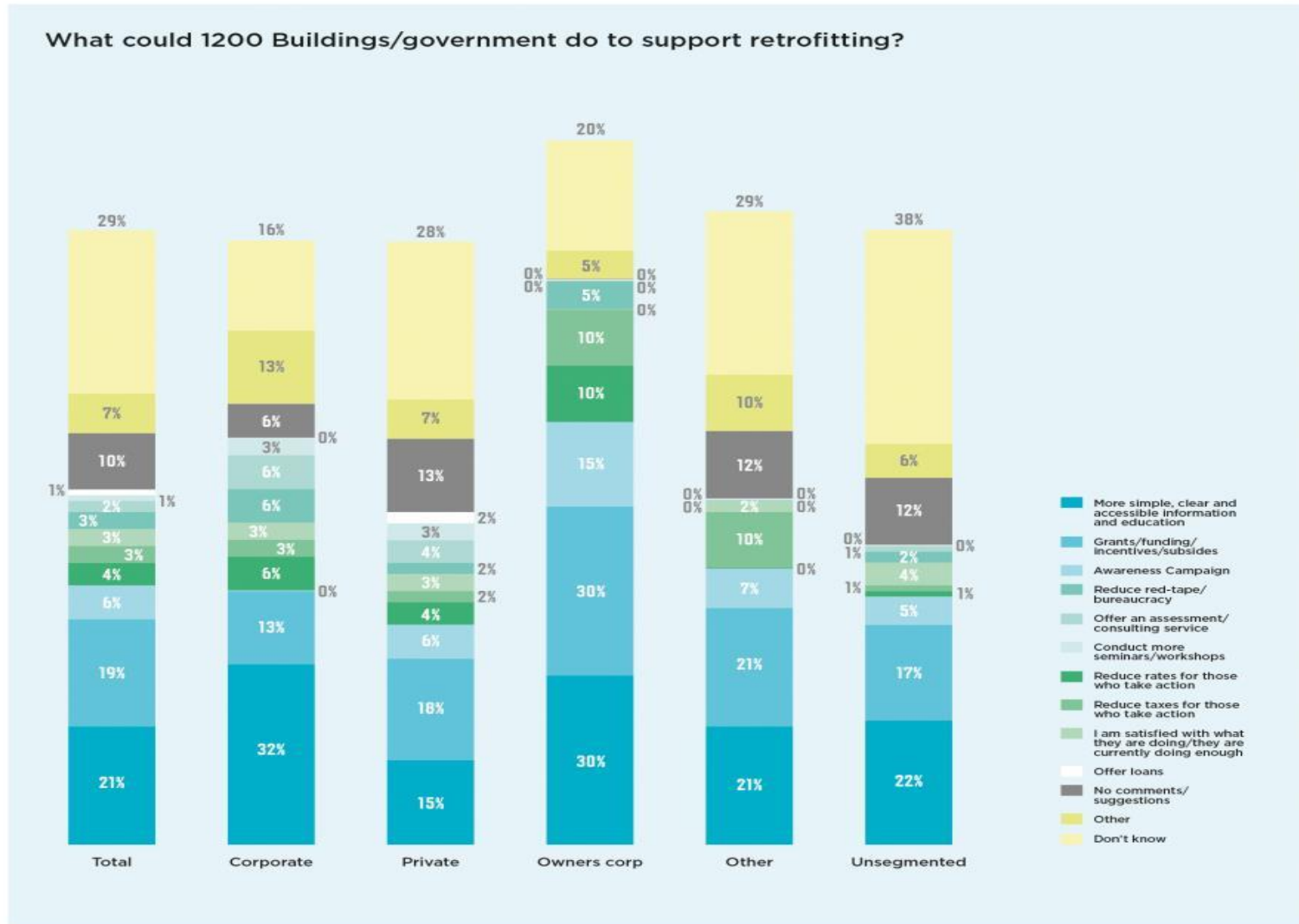


Figure 54 Total respondents = 333

Innovators and early adopters



406 Collins Street



Ross House



131 Queen Street



182 Capel Street



490 Spencer Street

“Real changes require real money...if they’re not offering incentives they’re fighting with one hand behind their back...need to offer significant money”

131

Queen Street

131 Queens Street is an example of retrofitting an energy efficient mechanical system into an old building with a complicated ownership/tenancy structure.



Built

Originally early 1900's - new floors and façade built in 1930 - 1950's over two stages.

NLA

5830 m²

Tenancy

Offices, Buddhist Art Gallery and Café, Turf Accountants Bar & Restaurant.

Building owner

11 different owners, forming an Owners Corporation

Property manager

Quayles OCM

Refurbishment project timelines

2008-2011

Project team

Quayles OCM
Quantum Facility Management
WSP Lincoln Scott
A.E. Smith
BENT Architecture (Green Roof design)

NABERS Energy

Current: 0
Target: 4.0

NABERS Water

NA

Key refurbishment features

- Sealed roof membrane
- High efficiency chiller
- Variable speed drive (VSD), air handling unit (AHU)
- Economy cycle
- Digital Building management system (BMS)
- Award winning rooftop garden

Energy saving

Not yet known

Water saving

Not yet known

Greenhouse saving

Not yet known

Project costs

\$1.5 million

Annual saving

Estimated \$50,000

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