

EBSWORTH & EBSWORTH LAWYERS ADHERE TO SUSTAINABILITY

Guaranteed Environmental Savings with ECS and
the Investa Greenhouse Guarantee (IGG) Program

CASE STUDY

Ebsworth & Ebsworth LAWYERS

**EBSWORTH &
EBSWORTH
LAWYERS**

**126 PHILLIP
STREET, SYDNEY**
NEW SOUTH WALES



A commitment to the environment, good corporate social responsibility and supply chain awareness were the key drivers for Ebsworth & Ebsworth to implement a 4-star energy efficiency, Investa Greenhouse Guarantee, upgrade for their relatively new tenancy in Deutsche Bank Place, 126 Phillip Street Sydney.

The project was supplemented by funding from the NSW Government's Energy Savings Fund (round 1) bringing the simple payback to a very attractive three years.

The project involved a thorough site assessment and reporting by Energy Conservation Systems Pty Ltd (ECS) to determine the total energy use of the E&E tenancy. Specific attention was paid to the main energy consumers including, lighting, supplementary air conditioning, board room equipment, commercial kitchens, PC's & peripherals.

Once the analysis was concluded ECS engineered an energy efficiency upgrade that covered various areas of the tenancy space, with a primary focus on the lighting controls. Submetering was installed in the IT Server Room and commercial kitchen, where interval data will be remotely accessible to allow regular monitoring of electricity consumption.

KEY OUTCOMES

ENERGY SAVINGS
\$19,965 PER ANNUM

ENERGY SAVINGS (kWh)
144,476 KWh PER ANNUM

GREENHOUSE SAVINGS
133 TONNES PER ANNUM

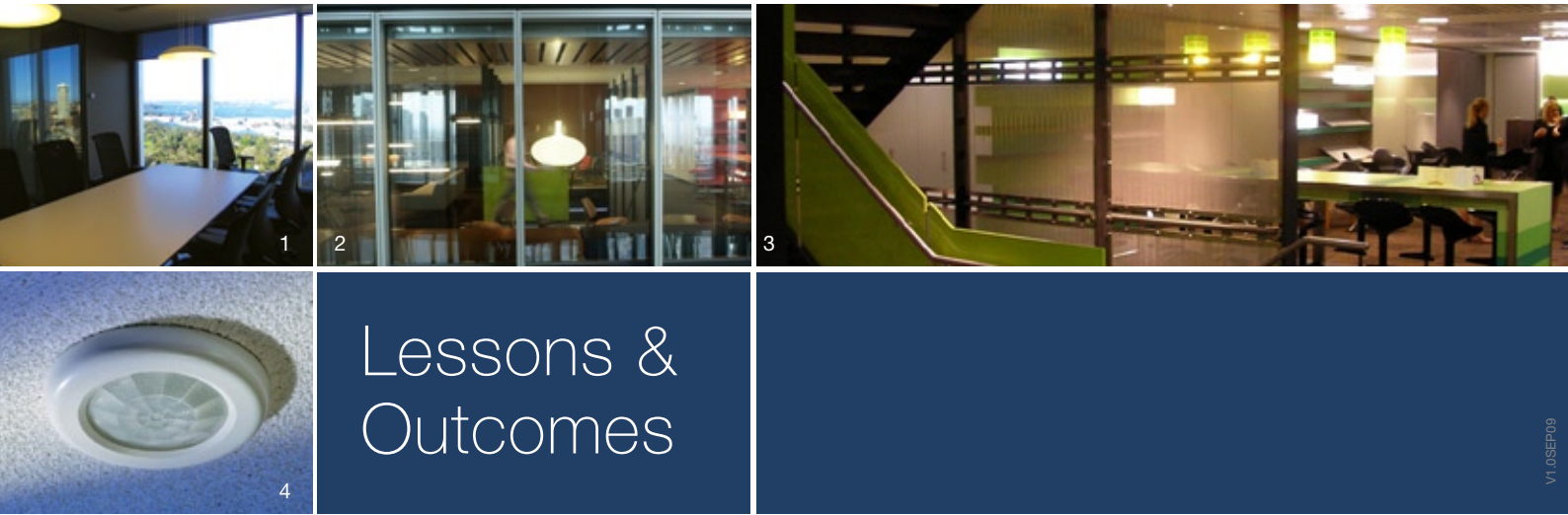
KEY SOLUTIONS

TOTAL ENERGY MANAGEMENT SOLUTION
WITH A GUARANTEED AUSTRALIAN BUILDING
GREENHOUSE RATING (ABGR) OF FOUR STARS

MONITORING & VERIFICATION

INTELLIGENT OCCUPANCY BASED LIGHTING
CONTROL SYSTEM:

- OCCUPANCY BASED SWITCHING
- DIMMING & SCENE SETTING



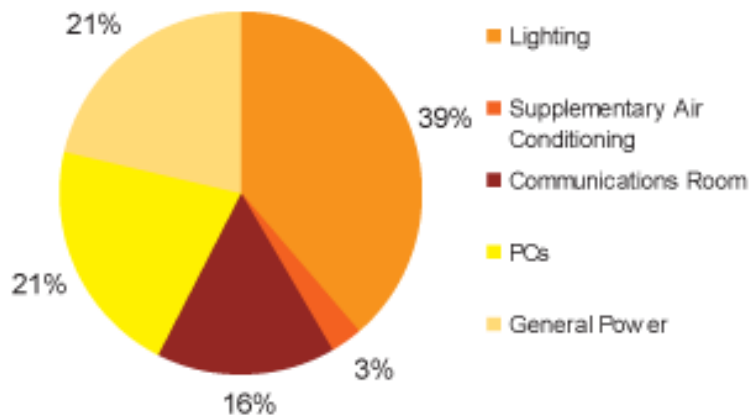
Lessons & Outcomes

“This is a project that really brought together all that ECS offers it’s customers, we diagnosed where energy was being wasted, designed a more efficient solution, installed it without disruption to the office and now we’ll keep a track of it to make sure the savings are made.”

ECS National Accounts Manager Tony Ceapa

Front Image | Reception, Ebsworth & Ebsworth Lawyers,
126 Phillip Street, Sydney.
1 | Meeting room using the Managed Lighting System (MLS)
2 | Floor Layout, when occupied and movement is detected,
lights are turned on using the Managed Lighting System (MLS)
3 | The Lounge community space with stair
4 | MLS Sensor

EBSWORTH & EBSWORTH ELECTRICITY CONSUMPTION BREAKDOWN



Delivering the Outcomes

The guaranteed outcome for Ebsworth & Ebsworth is an improvement from 3 star ABGR to 4 Star and a total reduction in greenhouse emissions of 133 tonnes of CO2 per annum. Tony Ceapa, ECS National Account Manager, is always delighted to see projects delivering good outcomes, “This is a project that really brought together all that ECS offers it’s customers, we diagnosed where energy was being wasted, designed a more efficient solution, installed it without disruption to the office and now we’ll keep a track of it to make sure the savings are made. With the assistance of Investa, the building owner, we even arranged the funding contribution from the NSW Government.”

Investa & ECS Greenhouse Guarantee Program

Many of our office building tenants want to minimise their greenhouse emissions through better energy management but lack the resources or experience to turn aspiration into action.

ECS in partnership with Investa will help make the transition to energy efficient offices as painless, cost-effective and risk-free for government and private sector tenants as possible.