

ACORPP - AUSTRALIAN CORPORATE PROPERTY AND PROJECTS

PROMOTING SUSTAINABLE OFFICE FITOUTS



ACORPP is an independent consultancy specialising in the provision of property advisory and project management services to both the private and government sectors. As part of a recent expansion, ACORPP moved into new offices in Subiaco, WA and wanted to use this opportunity to showcase their capabilities in sustainable office design and fitout.

ACORPP consider sustainability a critical part of their offering, and encourage all their clients to embrace a more sustainable corporate culture, not only in their day to day activities, but at the outset of any new fitout.

A sustainable office was the clear objective for ACORPP right from the start and this goal shaped all aspects of the planning process for the new office. The initiatives implemented not only created a healthy indoor environment for staff, but also demonstrated the company's commitment to reducing their impact on the environment.

ACORPP believe that even though the size of their office may be relatively small, by implementing highly effective sustainable solutions, they can demonstrate the benefits by leading by example and encourage other organisations to do the same.

GOALS

- To design and implement an office fitout based on sustainable design principles
- To set an example to clients to encourage them to adopt similar sustainable initiatives in their own fitouts.



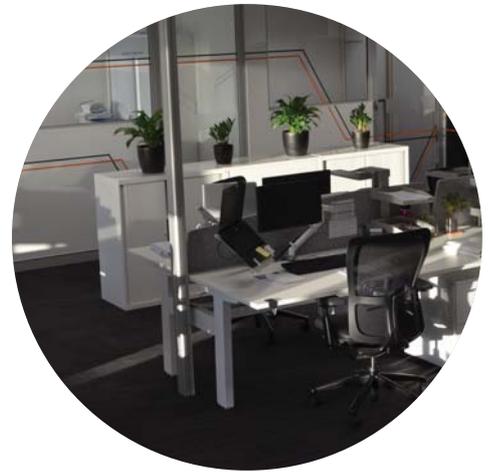
Signatory status

Date joined CitySwitch	September 2013
Tenancy size	230 sqm
NABERS commitment rating	★ ★ ★ ★
Website	www.acorpp.com.au

Key outcomes

Estimated financial saving	\$1,000 per annum
Technology	Lighting/Security integration HVAC upgrade
Achievements	First CitySwitch Signatory in WA outside the Perth CBD

“ We consider leadership in energy efficiency and sustainability integral to our business ethos. As part of this, ACORPP have been the first CitySwitch Signatory in Western Australia outside of the Perth CBD. We believe that even though we are a smaller company it is important to show leadership to our stakeholders. By signing up to this great program it is our aim to inspire other small companies to follow. ”



Gordon Bateup, Director

Australian Corporate Property and Projects

CITY SWITCH GREEN OFFICE

The overarching goal of ACORPP's new premises was to design and construct a fitout heavily influenced by sustainable design with realistic and affordable initiatives that could be easily replicated in other offices.

Energy efficiency

ACORPP staff were encouraged to contribute to planning their workspace with regards to energy efficiency. Having staff engaged in the process from beginning to end is critical for success. They decided on three main areas that were likely to have a large impact on energy use - lighting, water heating and supplementary air conditioning.

Firstly, the team specifically chose a new office which had an open plan layout with plenty of natural light to reduce dependence on artificial lighting during business hours. Staff were all given laptops, which use a fraction of the energy that PCs do. In addition, they connected the office security system to the main office lighting, which means whenever the alarm is set overnight, the lights are automatically turned off.

Other initiatives included installing a timer on the the water heater so it is automatically timed to turn off between the hours of 5pm and

7am. A timer was also attached to the supplementary air conditioning that supplies the boardroom to prevent it from being left on after meetings are finished. When activated, the air conditioning remains on for an hour and then switches off.

Materials

Furniture and fitout materials were chosen on the basis of their certified low environmental impact, recycled content and recyclability. Third party environmental accreditation schemes Good Environmental Choice Australia (www.geca.org.au) and EcoSpecifier Global GreenTag (www.ecospecifier.com.au) were used to identify items on the basis of their environmental performance from a whole-of-life perspective.

For example, the carpet uses a glue free installation system, which is virtually VOC (Volatile Organic Compound) free, helping to create a healthier indoor environment. In addition, the carpet is 100 per cent recyclable.

Reducing waste and increasing recycling

ACORPP decided that staff would not have general waste bins at their desks and instead utilise one general waste

bin provided in the breakout area. A paper recycling bin was placed in the printer area and co-mingled recycling is being investigated.

Location and transport

The location of the office was critical for ACORPP in ensuring staff were in close proximity to public transport so they could leave their car at home. They also implemented end of trip facilities (lockers and showers) to encourage staff to cycle or walk to work, or exercise at lunch time.

Get involved

ACORPP is part of a national network of businesses that, with the help of CitySwitch, are playing an important part in reducing the carbon emissions of our cities and demonstrating a high level of environmental leadership and action.



Australian Government
Department of Industry

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The views expressed herein are not necessarily the views of the Commonwealth of Australia, and the Commonwealth does not accept responsibility for any information or advice contained herein.

CitySwitch Green Office is Australia's flagship tenant energy efficiency program. Run in partnership between local and state governments, CitySwitch is a growing network of business leaders committed to addressing their environmental impact. cityswitch.net.au

