

PSAROS

ENERGY EFFICIENCY AND CARBON NEUTRALITY - LEADING BY EXAMPLE



Psaros is a Western Australian property development company specialising in award-winning apartment developments within inner-city Perth. Being both developer and builder gives Psaros the advantage of being able to set new industry standards in environmental performance by integrating effective sustainability solutions at the design phase. This creates significant environmental and financial savings for their occupants. Psaros also pride themselves on educating building

occupants to ensure their initial investment in sustainability continues to give returns over time.

Psaros is the first mid-tier property developer in Western Australia to operate a carbon neutral head office. This demonstrates their commitment to sustainability in their corporate head office operations as well as their products. Psaros believe in taking responsibility for reducing their ecological footprint through an environmental policy. This includes goals to 2020 that focus on changing and improving the way they operate.

GOALS

- Reduce environmental footprint (corporate and construction)
- Achieve continuous improvement to 2020
- Further optimise office energy efficiency and sustainability

Signatory status

Date joined CitySwitch	March 2014
Tenancy size	454 sqm
NABERS commitment rating	★ ★ ★ ★
NABERS accredited rating	★ ★ ★ ★ ★
Website	www.psaros.com.au

Key outcomes

Annual energy and CO ₂ saving	The tenancy consumes less than 50 per cent of the energy used by a typical 2.5 star NABERS Energy-rated tenancy. Due to their Carbon Neutral certification, they have offset a total of 221 tonnes of CO ₂ -e over two reporting years FY2012-2014.
Technology	Energy efficient T5 lighting and equipment and automatic controls.
Staff engagement	Staff awareness around 'switching-off', and a 'top down' approach to sustainability from the CEO and Managing Director. This is championed by an internal Head of Sustainability.
Awards	CitySwitch New Signatory of the Year – Western Australia - 2014



“ Our commitment doesn't stop at the apartments we build; we are committed to ensure that our footprint on our environment is one that is sustainable and one we can be proud of. Continuous improvement is at the core of our operations. We are on a journey to improve our operations and reduce our ecological footprint from all aspects of business operations. ”



Danny Psaros, CEO
Psaros

CITY SWITCH GREEN OFFICE

Office energy efficiency

When relocating to a new office, Psaros wanted to ensure their office was as energy efficient as possible – both in design as well as operation. Energy efficient lighting, equipment and controls, as well as a strong staff awareness and change management program were put in place. Annual staff surveys have measured corporate culture change since 2013, with feedback helping to enhance collaboration and participation.

Alongside energy efficiency, Psaros also put in place a number of other complementary initiatives, including:

- An electric vehicle pool car for staff use, including an EV recharge station
- An online travel app which allows staff and residents in Psaros apartments to find the most sustainable travel option to any route in the Perth metro area
- An internal waste management and educational initiative where staff are encouraged to recycle and separate kitchen organics for re-use and composting
- Working with other tenants in the building on sustainability

and kick-starting a vertical community initiative and encouraging other tenants to sign up to CitySwitch

- Improving indoor environment quality (IEQ) through the integration of plants and greenery, and education on ideal indoor temperature requirements
- A bike share facility for staff to use office bikes to get to meetings or site visits.

CitySwitch and NABERS

After joining the CitySwitch program in 2014, Psaros decided to benchmark their office with an accredited NABERS rating – to see if their office was in fact, operating as efficiently as designed. The result – a 5 star accredited NABERS rating

Working towards carbon neutrality

In 2012, Psaros implemented an environmental policy with a carbon management and reduction plan to 2020. This includes measuring and managing their carbon footprint annually and a commitment to continual reduction. This exercise includes ascertaining the emissions

from not only the electricity consumed in their office but other factors such as staff commuting to and from work, company vehicle travel, business flights, the purchase of office paper, and waste sent to landfill.

Alongside this carbon assessment, Psaros identify measures to reduce these operational emissions and then purchase carbon offsets to reduce their footprint to zero. In doing this, Psaros have become the first mid-tier developer in Western Australia to operate a carbon-neutral head office.

The carbon offsets that were bought by Psaros have gone to support local carbon farming initiatives in Western Australia, helping to also improve the biodiversity of non-productive and partially degraded farmland.

Get involved

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

CitySwitch Green Office is Australia's flagship sustainability program for business. This partnership initiative is a growing network of forward thinking leaders committed to addressing their environmental impact: cityswitch.net.au