



## ENERGY EFFICIENT OFFICE BUILDINGS — PROJECT OVERVIEW

# 99 King St, Melbourne

Asset lifecycle replacement boosts building performance.

### Overview

99 King St is an 11,090 square metre office building in Melbourne. As part of the building life cycle, the replacement of major plant and equipment is a current focus for the building. The building participated in the EEOB program to go beyond 'like for like' replacement and take the building's energy efficiency performance to levels comparable with new commercial office buildings.

### Program activities

The EEOB program provided the building with a range of energy efficiency measures to complement the chiller replacement, new variable speed drives and other major plant upgrades. The EEOB building tuning works complemented additional investments for installation of a new building automation system, new sub metering, economy cycle and optimisation of space heating.

The sub metering and building management system gives the facility managers far greater visibility of consumption across the various building services, and the ability to rectify issues remotely and immediately. The works are expected to raise the building NABERS rating from 2 stars to 4.5.

### SNAPSHOT

#### BUILDING DETAILS

- > 11,090 square metres over 10 floors.
- > Brick and concrete construction.
- > Water cooled chillers with centralised AHU.

#### TENANT

Multi-tenanted

#### SERVICE PROVIDER

Johnson Controls / Allstaff

#### OUTCOMES

- > Based on a NABERS self-assessment the building is targeting 4.5 Star NABERS Energy.
- > Projected annual savings of 568,000kWh electricity.

#### CHALLENGES

- > The extent of upgrades was considerable and required careful planning to coordinate.
- > Replacing fan motors and ducting was a challenge due to spatial constraints.

#### NEXT STEPS

- > The immediate steps are to ensure the building is optimised for all seasons through a 12 month monitoring process.
- > The asset improvement plan will continue to be rolled out as per the improvement plan.

### Further information

For more information contact info on 03 8626 8700  
 email [info@sustainability.vic.gov.au](mailto:info@sustainability.vic.gov.au)  
 or visit [www.sustainability.vic.gov.au/eeob](http://www.sustainability.vic.gov.au/eeob)

**"We've seen a significant reduction in temperature complaints, and a substantial drop in energy bills"**

Craig, Building Service Provider