

Sustainable Melbourne Fund Investments Fact Sheet

55 Swanston Street

Fast facts

Building owner

Owners Corporation

Building address

55 Swanston St, Melbourne

Building manager

Body Corporate Services

Head contractor

Spectrol Pty Ltd

Energy consultant

Thwaite Consulting Group

Project value

\$590,000

Year of construction

1970's

Gross floor area (GFA)

9,500m²

Net lettable area (NLA)

8,100m²

Number of floors

Ground Floor & 13 upper floors

Building use

Office and retail

Number of tenants

49

Summary

Replacement of old chillers with a single new chiller, with multiple compressors for redundancy and for low load requirements. This single chiller has the same capacity as the two old chillers and is Australian made. The owners corporation sees this as a significant advantage in that it is supporting Australian industry and lead times for spares and reliability for service is more assured. The overall project also includes upgrade to the master key system, CCTV, reconditioning of fresh water and fire pumps.

The project marks a significant milestone for Sustainable Melbourne Fund as this is its first investment in a retrofit of a commercial building owned by an owners corporation.

Annual savings

- \$16,000 per annum in energy bills
- 285 tonnes of CO₂-e

