

# Environmental Upgrade Finance Fact Sheet

## Kings Business Park

### Fast facts

**Precinct owner**

Asian Pacific Group

**Precinct address**

80-100 Dorcas St &  
99-111 Coventry St,  
South Melbourne

**Head contractor**

PJM Engineering

**Energy consultant**

Enman

**Project value**

\$3.2 million

**Year of construction**

1985-1987

**Gross floor area (GFA)**

40,876m<sup>2</sup> (for four buildings)

**Net lettable area (NLA)**

34,798m<sup>2</sup> (for four buildings)

**Number of floors**

5-9 (varies for each building)

**Precinct use**

Office and retail

**Number of tenants**

57

### Summary

Kings Business Park precinct is a five building campus style development. Four buildings were retrofitted as part of this project.

Similar improvements were made to the four buildings, including new cooling towers and highly efficient chillers to replace existing units. New pumps and piping were installed, along with variable speed drives on pumps, fans and air-handling units, to reduce air conditioning system energy consumption. A new direct digital control system for the buildings was also installed to provide energy savings, replacing an analogue system that allowed only limited monitoring of equipment operation and performance.

### Annual savings

- \$250,000 in energy bills
- 2680 tonnes of CO<sub>2</sub>-e

