

## 5 star rating



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# MORGAN STANLEY AT 30 THE BOND

## GREEN BUILDING COUNCIL AUSTRALIA OVERVIEW

The Green Building Council of Australia's mission is to define and develop a sustainable property industry in Australia and to drive the adoption of green building practices through market-based solutions.

The Council's objective is to promote sustainable development and the transition of the property industry to implementing green building programs, technologies, design practice and operations. To do this, it advances and promotes the creation of a green building rating tool, economic incentives, government initiatives and programs, new technologies and industry knowledge.

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## GENERAL PROJECT DESCRIPTION

One of Morgan Stanley's two offices in Sydney is located on Level 2 of 30 The Bond. It is the first project in Australia to achieve a Green Star – Office Interiors Certified Rating, awarded Five Stars for 'Australian Excellence' in April 2006.

Morgan Stanley's objective for its office at The Bond, which currently houses over 150 employees, was to create a stimulating and innovative workplace to attract and retain top financial services talent to the Firm. The office design was to reflect some of Morgan Stanley's core values - excellence, integrity, creativity, entrepreneurial spirit, teamwork, and respect for individuals and cultures.

The interior design was also intended to pay due respect to the site's historical significance as an important Australian global trade centre, whilst also symbolising its future as one of Australia's first and foremost environmentally sustainable buildings.

Morgan Stanley is a leading global financial services firm with its headquarters in New York City and 53,000 employees in over 600 offices in 30 countries. The Firm opened its first office in Australia in 1982 and now has over 250 employees in the country.

The industry-leading achievement of this project has a direct and beneficial impact on Morgan Stanley's interaction with the local environment and reinforces the Firm's global environmental commitment.

## MORGAN STANLEY OFFICE INTERIOR AT 30 THE BOND

**Address:**  
30 The Bond, 30 Hickson Road, Millers Point,  
Sydney 2000

**Owner:**  
Morgan Stanley

**Sustainability Consultant:**  
Bovis Lend Lease Sustainability Unit

**Design:**  
elancreative (architect), Connell Mott McDonald (electrical), Lincolne Scott (mechanical), Whipps Wood Consulting (hydraulic), Richard Heggies and Associates (acoustic)

**Construction:**  
Bovis Lend Lease (Project Management / Head contractor)

**Commissioning Manager:**  
Arup

**MANAGEMENT:**

- Extensive commissioning and building tuning
- Independent commissioning manager, a first for Morgan Stanley
- Tenant Guide to assist the fitout in performing to its design potential
- Certified Environmental Management Plan (EMP) implemented by Bovis Lend Lease
- In excess of 80% of construction waste diverted from landfill

**INDOOR ENVIRONMENT QUALITY:**

- Outside air provided at a rate up to 200% above the requirement of the Australian Standard
- CO2 monitoring installed and 100% outside air provided with no recirculation
- Automated operable external blinds with manual override for daylight glare control
- External views available to more than 60% of work settings
- Electric lighting levels to conserve electricity
- Internal noise levels controlled and high frequency ballasts installed to improve occupant comfort
- Indoor air quality improved through the use of low-VOC paints and carpet

**ENERGY:**

- Chilled beams and lighting design enable the fitout to operate at or potentially above the 5 Star ABGR fitout rating
- Electrical sub-metering provided for light and power and other major energy uses

**TRANSPORT:**

- 100% category score achieved
- Excellent access to public transport networks including trains, buses and ferries
- No car parking dedicated to the tenancy, the only car space leased is for the bike storage area
- Cyclist facilities including secure bike spaces, showers, lockers and change areas specifically installed for 10% of tenancy occupants

**WATER:**

- Base building fixtures replaced to further improve potable water efficiency.

**MATERIALS:**

- Maximum score achieved for workstations as a result of resource utilisation, manufacturer management systems and reusability potential
- 85% of flooring achieved 100% product score
- Task chairs perform well in all aspects of the Calculator (80% product score achieved) including highest available points for eco-preferred content, durability and design for disassembly
- Existing ceiling tiles left intact
- Adequately sized waste management areas provided within the tenancy to facilitate recycling of office waste

**LAND USE AND ECOLOGY:**

- Fitout located in a building certified 5 Star Green Star - Office As Built
- Extensive environmental building management requirements including monthly monitoring of energy, water and waste
- Tenancy lease agreement includes extensive environmental management requirements including resource monitoring and use of low environmental impact cleaning products

**INNOVATION:**

- Points achieved for a combination of initiatives including
- Exceeding Green Star benchmarks for outside air supply, returning existing carpet to a carpet reseller for reuse or Morgan Stanley's commitment to the independent commission process
- Engaging in initiatives not currently rewarded within Green Star such as installing previously used access floor for 35% of area



OVERALL GREEN STAR BUILDING PERFORMANCE

