



Keeping in touch: Greensense's dashboard in use at Patersons Stadium in Subiaco.

# Industry needs to widen green push

**AMANDA SAUNDERS**

Start-up Perth technology company Greensense is calling for the property industry to broaden its sustainability focus beyond green-star building ratings by engaging occupants and visitors to help slash energy bills, water use and carbon footprints.

Fabian Le Gay Brereton, who co-founded Greensense in 2008, said "the industry needs to see the people occupying the building are part of the solution".

"Even in the bigger buildings there is very little attention given to tenant behaviour and equipment, which is where the most easily tackled energy waste is," Mr Le Gay Brereton said.

"Too much of the focus is on high-tech features, there is a lot of missed opportunity in not making data accessible to people."

Greensense has developed software Greensense View, a dashboard that provides real-time energy and water monitoring and usage feedback. It is used in commercial offices, stadiums and convention centres, libraries and aquatic centres and tertiary education facilities and schools.

Much of the focus in the property industry and government policy was on large offices and new buildings such as the six green star-rated one40william, Mr Le Gay Brereton said.

"Large office buildings account for only about 13 per cent of the energy saving opportunity. Most of the energy use in the commercial building space is outside of those major offices, it's in public buildings, schools, universities and retail."

Greensense View presents data, down to five-minute intervals, including electricity, water and gas

usage, greenhouse gas emissions and energy saved by solar panels. The interactive dashboard is either included on the staff intranet, or on touch screen displays in meeting or staff areas.

"It's about taking intangible data and making it understandable in real-time. We calculate benchmarks and trends so performance can be measured against nearby buildings, between the occupants of one building or between a company's offices across different States."

The start-up's 50 commercial clients include the WA Football Commission, Horizon Power, Synergy, Curtin University and a number of State Government departments. It is a preferred supplier to local government and Western Power.

A typical office was unoccupied for 6000 hours a year and countless examples of easily avoidable energy use occurred after hours.

"Boiling water units in kitchens and fancy espresso machines are both energy hogs and can be another easy target. Conferencing equipment and computers on standby are also very easy to address. A simple timer can be used to switch them off automatically after hours and on weekends," Mr Le Gay Brereton said.

Greensense View last year revealed that a television screen at Patersons Stadium was costing \$15,000 a year to run when switched off.

Greensense was working with land developers and utility providers to target the residential market. "Most residential energy and water meters are manually read so households get little feedback on how much they are using day-to-day, and how much energy and water they are wasting."