





"HARBOURLIGHTS," MILSONS POINT STRATA CARPARK LIGHTING UPGRADE



Key Outcomes

Energy Conservation supported the LED lighting upgrade solution within the carpark and fire stairs, providing a brighter and safer lit environment, validating savings, and reducing project costs.

-  Over 55 MWh and \$11,000 in energy savings per year *
-  \$5,500 in project offsets with Energy Savings Certificates
-  Less than 18 month simple payback period *
-  Permanent reduction in maintenance costs

* Based on July 2017 electricity rate

Overview

Harbourlights is a prestigious 13 storey apartment building located in Sydney's iconic Milsons Point. The Strata Committee decided to participate in North Sydney Council's My Green Apartment program, designed to assist residential strata properties to reduce common area electricity costs through implementation of more efficient lighting. The program provides strata committee members with training on lighting issues and support in inspecting their current lighting and deciding on energy efficient replacement options.

Through the My Green Apartment program, Harbourlights engaged with Illumelec, a lighting project solutions company, and Energy Conservation, an Accredited Certificate Provider under the NSW Energy Savings Scheme (ESS). Illumelec arranged the supply and installation of Lumaled LED Battens with motion sensors and programmable dimming to replace traditional fluorescent lights in the car park and fire stairs. Energy Conservation documented the project and compiled the evidence required for creation of Energy Savings Certificates under the ESS.

The Challenge

- Rising costs associated with increasing electricity prices
- Aged luminaires with depreciated light output requiring regular replacement
- Ongoing maintenance costs exacerbated by high ceilings

Contact us

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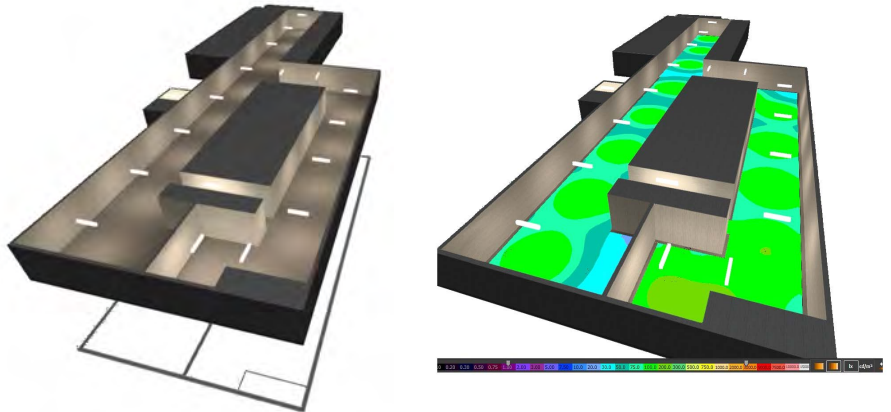
The Solution

FOLLOWING THESE UPGRADES, HARBOURLIGHTS SAW ACTUAL REDUCTIONS IN THEIR POWER BILLS DURING A PERIOD WHEN THEIR ELECTRICITY PRICES INCREASED BY 26%.

The project achieved annual electricity savings of over 55MWh, which should deliver financial savings for Harboursights of \$11,000 per year.* The net sale of Energy Savings Certificates generated a reward of \$5,500, offsetting the project investment cost and achieving pay back within 18 months.

Lighting Simulation

Modelling the light output with specialist software allowed Energy Conservation engineers to determine the overall performance prior to actual installation, confirming BCA compliance and ensuring safety with brighter lighting.



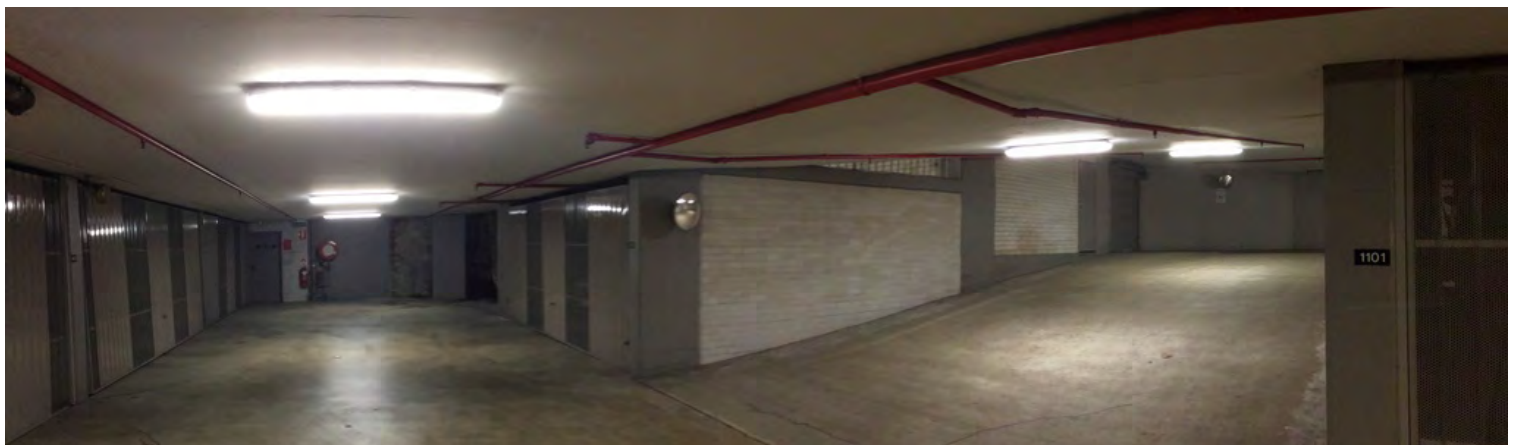
Testimonial

"Harboursights now boasts a safer, more brightly lit common area environment along with a significant reduction in ongoing costs. The residents are very happy with the performance of the new lights, and have already seen a reduction in their energy bills."

Jim Phelan

Treasurer, Harboursights Body Corporate

THE SUPPORT PROVIDED BY ENERGY CONSERVATION REDUCED PROJECT COSTS, ENSURED BCA COMPLIANCE AND PROVIDED THIRD PARTY VERIFICATION OF PROJECT SAVINGS.



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