

T8 Fluoro Tube Up-grade

Many strata buildings still use 'fat' T8 fluorescent lights in their car park and fire stairs. These lights were invented by GE to light warehouses in WW11. Their time is up!

ARBORIA has a multi-level car park and 3 fire stairs with a **total of 290 Fluoro Tube fittings** suitable for up-grading to Syntech Motion & Daylight sensor LED lighting technology, Including 192 Emergency lights, that come with a replaceable, long-life Lithium battery.

Proenergy were engaged by the energy conscious Strata Manager to do a full lighting and energy efficiency audit. The Strata Committee approved this lighting up-grade in May 2020, using the Energy Saving Scheme to generate a substantial rebate of \$12,620 on the overall project investment.

The table at right shows the detailed analysis of the Before & After energy bills. The energy supplier was Energy Australia.

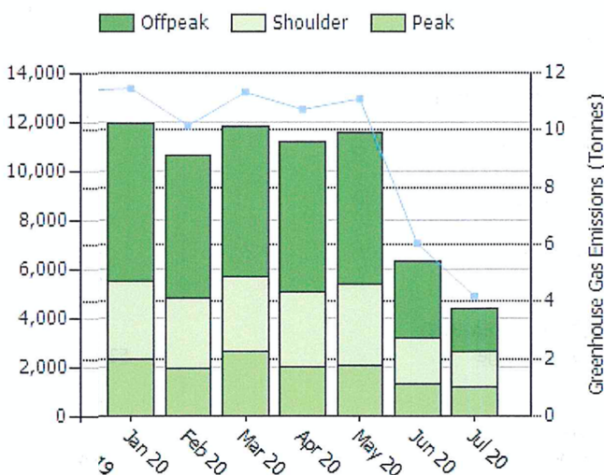


4-8 Bobbin Head RD, PYMBLE			
SP81316 Energy SAVINGS ANALYSIS		24-Aug-20	
BASED ON ACTUAL ENERGY BILLS			
		OCTOBER 2019 & JULY 2020	
Car park NMI 410XXXXX8339		Saved Per DAY	
ENERGY BILLS - Pre-Install		kW Used	Total Bill
OCTOBER 2019 - 31 Days		12,137	\$ 3,034
ENERGY BILL - Post Install		Av. Cents/kW-Hr	
JULY 2020 - 31 Days		4,370	\$ 1,749
Energy charges increased 60%		Av. Cents/kW-Hr	0.40
ENERGY & DOLLARS SAVED PER DAY		kW Saved	\$ Saved
At CONSTANT Energy PRICES		250.55	\$ 62.63
At ACTUAL ENERGY PRICES		250.55	\$ 100.28
Saved Per YEAR			
Savings per Year (at Constant prices)		91,450	\$ 22,861
ACTUAL Savings per Year (per day annualised)		91,450	\$ 36,601
Constant ENERGY Months to Payback & ROI		14.4	83%
ACTUAL ENERGY Savings -Months to Payback & ROI		9.0	133%
MAINTENANCE SAVINGS			
Emergency fittings @\$60 each per year	192	\$60	\$ 11,520
TOTAL SAVINGS per YEAR			\$ 48,121
Project Investment (Inc GST)		\$27,500	
TOTAL Months to Payback & ROI		6.9	175%

KEY OUTCOMES

- Energy demand dropped by 65%. (see graph)
- Energy jumped from 25 to 40 cents per Kw/hr so payback dropped to **9 months** – on energy only.
- Battery up-grade to Emergency fittings will save over \$11,000 of future fire compliance costs.

Project Return on Investment is 101%



The power bill graph doesn't lie....

"If ARBORIA had NOT done the lighting up-grade our electricity would be just over \$57,000 now - and instead it is running at \$20,500 per year.

Add in the fact there will be NO emergency fittings getting binned, for around 4-5 years and then it's a battery change, not the whole fitting. So that's another \$11,000 or so saved. **About \$48,000 return on an outlay of \$27,500. Thanks Tim"**

SC Member – Wayne H. SC Chairperson.

Report by **Tim Etheridge (MBA)**
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