

# 8 Exhibition STREET GPT



## OUTCOMES

- Annual energy savings = \$33,763.89
- Annual energy & maintenance savings combined = \$93,763.89
- 10 Year energy savings = \$337,639.90
- 10 Year energy & maintenance savings = \$937,638.90
- Simple Payback including installation costs = 2.21yrs

## KEY FACTORS

- Undertake procurement analysis from our range of Australian manufacturers to ensure best current market factors re-pricing/quality/warranty/supply chain reliability.
- Consider environmental statements from manufacturers, including work place standards.
- Ensure efficient recycling of obsolete lighting involving best practice protocols via Nationally accredited waste management services.
- Maximise Government Incentive Schemes where possible to assist with Cap Ex.

Rebate: \$23,088

TOTAL COST \$207,899    FIXTURES 1,215

LEDsafe was requested to create a solution that reduces energy usage, emissions and save costs. We viewed the plans, investigated the centre and compiled an in-depth report. The original lighting consisted of:

- T5 fluorescent batters
- Tungsten Halogen downlights
- Compact fluorescent downlights
- High Pressure Sodium
- Metal Halide

We replaced their inefficient existing lighting and upgraded it to LED lighting, which now saves them \$10,750 annually.



“The recent installation of high-performance LED lighting at 8 Exhibition Street in Melbourne has cut common area lighting electricity consumption by 75%”

—  
Martin Ritchie,  
GPT Wholesale Office Fund  
Manager  
The GPT Group

