



10-20 Bond Street, Sydney

10-20 Bond Street was the winner of the Award for Best Sustainable Development – Existing Building at the 2014 Property Council of Australia Innovation and Excellence Awards. The building achieved a 4-star Green Star rating and 5-star NABERS Energy rating following Prolume’s involvement in major refurbishment works.

Building owners Mirvac and Investa partnered with Prolume to achieve these strong sustainability credentials, retrofitting more than 250 energy efficient LED fire stair lights, and a further 630 down lights.

The building’s manager required a lighting supplier capable of replacing PLC, T8 and T5 fluorescent lighting to reduce energy consumption, as well as lights with motion sensor capabilities. Prolume’s Downlight, Office Troffer, Fire stair, Highbay and Carpark Lights were able to address these requirements.

Products Used

The building’s existing lights were replaced with Prolume’s ultra-efficient Downlight, Office Troffer, Fire stair, Highbay and Carpark Lights technologies.

Microwave sensor lights were installed throughout the site’s fire stairs. The building’s owners required all fire stair systems to be motion sensor activated. The fire stair Light can be set to for periods between 10 seconds and 30 minutes, fulfilling this requirement.

Downlights were used in a number of spaces, including bathrooms, hallways, lift foyers and retail areas. It met the client’s requirements for a stylish light fitting that offered a lifetime of up to 30,000 hours. As of February 2016 there has not been a reported failure of the downlights from this project. The return on investment period for the downlights has passed and the owners are now enjoying positive returns on their investment month on month.



Results

Prior to works, the building's total annual lighting costs were \$52,254 including maintenance. After Prolumes' works, lighting costs were reduced to approximately \$7,800, a **saving of \$44,454 which is an 85% reduction overall.**

- **\$531,100 savings** over 10 years
- **1,827,610 kWh of energy savings** over 10 years
- **85% reduction in energy** consumption overall

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