

CASE STUDY

Product: Light Eco® 4.8

Customer: MLC Limited, Campus MLC

Customer Contact: Available upon request

Location: 105-153 Miller Street North Sydney NSW 2060 Australia

Investment: \$59,000 (fully installed)

Annual Savings: \$30,000

Return On Investment: 51% (simple payback = 23 months)

Greenhouse gas savings per year: 450 Tonnes of CO₂ equivalent



Project Description:

MLC, the Wealth Management division of the National Australia Bank, occupies 105-153 Miller St North Sydney, a 47 year old multi-story building. It is a landmark building, recognised by North Sydney Council for its heritage implications and by leading work environment designers and architects due to the re-design of the interior into a unique working environment.

The building houses floors based around an open-plan workspace that is flexible and able to be responsive to the organisation's needs. The design won a Special Commendation in the 2001 Property Council of Australia Rider Hunt Awards. Whilst changes to the interior design also entailed some changes to lighting, the majority of lighting remained as 36 watt fluorescent tubes.

MLC Workplace Management in conjunction with property managers, initially Jones Lang LaSalle and then later United KFPW representing MLC and CB Richard Ellis for the Landlord, commissioned a lighting and energy saving review. A complete floor by floor installation of Light Eco® to save up to 30% of lighting energy consumption was recommended.

105-153 Miller St is a building of 12 floors in a prominent North Sydney location.

Site Description:

The base building lighting provided by the landlord is dated. An assessment of the circuits revealed that many carried very light and often quite low lighting loads. Combining some circuits was recommended so savings could be maximized to give the best return on investment without compromising lighting level integrity.

Campus MLC houses the investment and insurance arms of the National Australia Bank, so installation had to take place at times that would not interrupt daily operations. As with all installations non-disruptive work was completed in normal hours whilst circuit reconfiguration and commissioning occurred after hours.

This project demonstrated how four key stakeholders: the tenants, building managers, building owner and the supplier worked together to reduce greenhouse gases and save on lighting costs in a prominent Australian landmark.



National Australia Bank



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