

A UNIQUE PARTNERSHIP DELIVERS GUARANTEED ENERGY SAVINGS

‘FIVE STAR’ PARTNERSHIP WITH INVESTA



CASE STUDY



**INVESTA
PROPERTY
GROUP**

**126 PHILLIP
STREET, SYDNEY**
NEW SOUTH WALES



Investa Property Group, one of Australia’s largest property companies and a leader in pursuing sustainable outcomes, has put its new Greenhouse Guarantee to the test by having ECS design and install a Managed Lighting System for the Five Star fit out in its new headquarters at 126 Phillip Street, Sydney.

Investa has also chosen ECS as its partner in its Greenhouse Guarantee, in an exclusive initiative to cut greenhouse gas emissions and produce guaranteed savings on its clients’ energy bills through better energy management.

A number of energy saving measures have been implemented at Investa’s showcase tenancy but the most significant savings are being achieved through the ECS smart lighting system.

This features the application of dimmable ballasts in the light fittings, accompanied by the ECS Managed Lighting System (MLS).

KEY OUTCOMES

TOTAL ENERGY MANAGEMENT SOLUTION WITH A GUARANTEED AUSTRALIAN BUILDING GREENHOUSE RATING (ABGR) OF FIVE STARS.

KEY SOLUTIONS

AN INTERGRATED ENERGY SOLUTION INCLUDING:

- INTELLIGENT OCCUPANCY BASED LIGHTING CONTROL SYSTEM
 - OCCUPANCY BASED SWITCHING
 - DAYLIGHT LINKING
 - DIMMING & SCENE SETTING



Lessons & Outcomes

“We chose ECS as our partner because of the excellence of their technology and their experience in delivering guaranteed energy savings. We are already seeing the benefits in the way their new lighting system is saving both energy and money.”

Craig Roussac – Head of Environment, Health and Safety at Investa Property Group.

Front Image | 126 Phillip Street, Sydney.
1 | Light fittings in the Investa Tenancy
2 | Floor Layout, using the Managed Lighting System

Efficient Lighting & Controls

The project involved installing lighting controls that delivered major savings on electricity bills while also reducing greenhouse gas emissions.

Lighting that previously ran for very long hours will now be switched off automatically in any vacant area, any time of the day using the ECS Managed Lighting System.

The networked system is programmed to react to ambient light, periods of occupation, and movement. There are no light switches and detectors can be manually adjusted with a hand-held controller.

Delivering the Outcomes

As a result, Investa's tenancy is predicted to save over \$25,000 per year on its electricity bills and reduce annual CO₂ emissions by 310 tonnes.

These outcomes can be expected for other tenancies, with system improvements by ECS delivering guaranteed savings in energy consumption and a guaranteed payback period.

The Greenhouse Guarantee can also be validated by the Australian Building Greenhouse Rating (ABGR) scheme, and Investa has been awarded a Five Star (commitment) rating for its tenancy.

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Investa & ECS Greenhouse Guarantee Program

Many of our office building tenants want to minimise their greenhouse emissions through better energy management but lack the resources or experience to turn aspiration into action.

ECS in partnership with Investa will help make the transition to energy efficient offices as painless, cost-effective and risk-free for government and private sector tenants as possible.



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