

Love Real Estate Eco Lighting Case Study

Real savings ... in real estate!

Case Study Key Findings

- A **38%** reduction in electricity for lighting.
- A saving of over **\$354** each year on electricity.
- A reduction of **2.9** tonnes of CO² emissions per year.
- On top of that, there are savings of **\$71** each year in maintenance costs.
- A return on investment in **two years and nine months**.
- Total cost of the retrofit was **\$974**.

About Love Real Estate

Established in 1945, Love Real Estate has grown with Melbourne's Northern Suburbs.

Love Real Estate currently operates six residential offices at Thornbury, Preston, Reservoir, Thomastown, Mill Park and Epping.

Love Real Estate's Preston office, located at 274 High Street Preston is the location for this eco lighting retrofit.



Before the Eco Lighting Retrofit

Prior to the eco lighting retrofit, Love Real Estate's annual electricity bill for lighting was \$927.

After the Eco Lighting Retrofit

After conducting a systematic lighting audit, the energy consumption for lighting at Love Real Estate was reduced by **38%**. Table One on the next page shows the lights that were replaced during the retrofit, including the details about the globes replaced and the wattage per globe.



Table One: Original and Efficient Lighting Replacements During the Retrofit

Location	Original Item	No.	Consumption Power (W)	Total	Efficient Lighting Replacement Item	No.	Consumption Power (W)	Total
Front Window	MR 16 50 W	10.00	55.00	550	MR IRC 35 W	10	40	400
Under Awning	MR 16 50 W	7.00	55.00	385	MR IRC 35 W	7	40	280
Downstairs Main	T8 Fluoro 36 W	12.00	46.00	552	T5 Fluoro 28 W	9	32	288
Noel's Office	CFL 11 W	3.00	11.00	33	CLA CFL 11 W	3	11	33
Kitchen	CFL 11 W	1.00	11.00	11	CLA CFL 15 W	1	15	15
Toilets	FR GLS 60 W	1.00	60.00	60	CLA CFL 11 W	1	11	11
Outdoor Toilet	FR GLS 100 W	1.00	100.00	100	CLA CFL 20 W	1	20	20
Rear Exterior	Par 38 120 W	2.00	120.00	240	CLA Par 38 23 W	2	23	46
	Par 38 120 W	1.00	120.00	120	CLA Par 38 23 W	1	23	23
	FR GLS 75 W	1.00	75.00	75	CLA CFL 15 W	1	15	15
Stairwell	FR GLS 75 W	1.00	75.00	75	CLA CFL 15 W	1	15	15
Office 1	T8 Fluoro 36 W	2.00	46.00	92	T5 Fluoro 28 W	2	32	64
Office 2	T8 Fluoro 36 W	2.00	46.00	92	T5 Fluoro 28 W	2	32	64
Boardroom	FR GLS 60 W	3.00	60.00	180	CLA CFL 11 W	3	11	33
Total				2565				1307

Noel Crouch, Love Real Estate Agent said “Reducing the impact in the environment is an obligation we all must meet. In addition, the reduced cost of electricity for lighting makes good business and economical sense”.

Noel added, “We have been most impressed with the end result of this eco lighting retrofit”.

Love Real Estate has reduced its lighting costs by **\$425** a year (cost of electricity and maintenance), with substantially less impact on the environment with a saving of **2.9** tonnes of CO² emissions per annum.



About the Eco Lighting for Victorian Business Project

The Eco Lighting for Victorian Business Project aims to demonstrate the latest energy saving lighting technologies to business and organisations. The Project is supported by the Victorian Government Sustainability Fund, managed by Sustainability Victoria.

The Project is funded by the Sustainability Fund with the management being conducted from the Environment Shop. Other partners include the Alternative Technology Association, the Cities of Darebin, Banyule and Hume, Moreland Energy Foundation (MEFL), Northern Area Greenhouse Alliance (NAGA), VECCI Grow Me the Money, Megaman Australia, CLA and Low Energy Developments.