

# Case Study: Apartment Common Areas

## Apartment in Port Melbourne

My name is Jason and I am a 52-year-old facility manager for a large apartment building complex in Port Melbourne which was built 12 years ago. The electricity consumption in common areas is quite substantial due to the size of the building. The owner's corporation has already invested in several energy efficient measures in the common areas which include the installation of LED lighting and occupancy sensors. Some of the other energy efficiency initiatives include the installation of variable speed drives on all exhaust fans as well as CO<sub>2</sub> control for the underground car park exhaust fans. Given that we have a large roof space the owner's corporation has decided to invest in a 10KW solar system which will take advantage of the City of Port Phillip Solar Partnership Program.

A large percentage of the power generated by the new solar system will be consumed onsite due to the nature of our common area electricity consumption. The building is also eligible for the Victorian feed-in tariff which pays 11.3 c/kWh for electricity exported back to grid. I am impressed that the solar system comes battery ready for when the owner's corporation decide to invest in battery storage which will offset the common areas night time electricity consumption. In the meantime, we looking forward to reducing the building's electricity bills and carbon emissions. The solar system also provides the owners corporation with a good news story for residents and the wider community, proving that they are focused on the building's sustainability as well as electricity costs.

Large Apartment Complex located in Port Melbourne, 3207	
Average Daily Electricity Consumption (kWh)	100
Electricity Tariff (\$/kWh)	\$0.19
Feed in Tariff (\$/kWh exported)	\$0.11
Solar System Size (kW)	10
System Cost (\$)	\$11,010
Annual Energy Savings (\$)	\$2,145

**ACTING  
ON OUR  
SUSTAINABILITY**