



Case Study : **Essensa East Forbes** Fort Bonifacio, Global City



Site Description:

Essensa East Forbes is considered to be one of the premier high-rise residential condominiums in Metro Manila. The graceful concave buildings resembling butterfly wings is a mastery of aesthetics with a generous layout of 236 luxury residential suites.

Essensa's twin tower facilities include a business center, a fitness center, helipad, an indoor heated lap pool, and four levels of underground car park, private dining facilities and a poolside gazebo. All of which offer first class hotel service, which also include a 24hr concierge and elevator attendant. The condominium is managed by one of the Philippines' largest property management company, Century Property Management, Inc.

Project Description:

Recognizing the significant amount of energy consumed with the operation of four levels of underground parking running 24 hours a day – 7 days a week, Essensa's management was on the lookout for energy saving ideas that would help them reduce their electricity bill. An engineering survey showed that with the installation of Light Eco units on all four parking levels would provide significant savings on electricity consumption.

Light Eco units were installed. Measurements taken during the installation showed an average savings of over 25%. The annual electricity savings in peso terms is P212,654.00 or approximately P637,962.00 over the warranty period. Energy savings would be in the order of 21.54 MWHr.

Summary of Results:

Annual savings	P212,654.00
Savings over Warranty Period	P637,962.00
Cost of investment	P132,000.00
Internal Rate of Return	161.1% (simple pay-back = 7.4 months)
Energy savings per year	21.54 MWHr