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## Case Study : **Ritz Tower Condominium** Ayala Avenue, Makati City, Philippines



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### Site Description:

Ritz Tower Condominium is a twin tower edifice along Ayala Avenue, right in the heart of the premier commercial district of Makati City. With 27 levels of residential units and a penthouse on each tower, the condominium is known to provide residence to some of Manila's top businessmen and celebrities.

Its two levels of underground parking space, operating 24 hours a day - seven days per week, has an average annual energy consumption on lighting alone of 115 MWhr with a cost of P93,500.00 per month for a total cost of P1,122,000.00 per year. This condition is ideal for Light Eco products.

### Project Description:

Aware of the savings that can be generated with the installation of energy saving Light Eco, Ritz Tower management realized they could embark on rationalizing and consolidating their electrical panels. These panels have warranted change due to electrical rewiring and addition of electrical equipment through the years. With the guaranteed savings, they are now able to have funds available to make the changes.

New light panels and Light Eco units were installed. Measurements taken during installation showed an average electricity bill savings of 27% or P280,400.00 per year. This calculated to an annual energy savings of 28.59 MWhr.

### Summary of Results:

Annual savings	P280,400.00
Savings over Warranty Period	P841,200.00
Cost of investment	P174,490.00
Internal Rate of Return	160.6% (simple pay-back = 7.5 months)
Energy savings per year	28.59 MWhr