



# CASE STUDY

## Justice Centre



Number of lights  
**4,500**



Annual energy savings  
**1,068,291 kWh**



Annual cost savings  
**\$210,000**



Annual CO2 reduction  
**100 tonnes**



Payback period  
**Two years**



10 year savings  
**\$2.1 million**

The Justice Centre, owned by CBRE and located in Thorndon, Wellington, is a 16-storey office building that houses several government departments, including the Ministry of Justice and Accident Compensation Corporation (ACC).

### Background

In pursuit of their sustainability targets, CBRE sought to upgrade the lighting throughout the Ministry of Justice building to improve energy efficiency and reduce carbon emissions. Ecobulb and its partners were chosen to deliver the project, having successfully completed multiple lighting upgrades for CBRE in Australia.

### The project

The existing lighting largely comprised aging T8 fluorescent tubes, many of which had failed or become discoloured over time. These were replaced with modern LED panels compatible with the building's existing DALI control system.

To minimise disruption to tenants, all installation work was carried out entirely outside of regular working hours. A detailed schedule was provided weekly to stakeholders, ensuring transparency and effective progress tracking throughout the project.

### Results

The upgrade delivered impressive outcomes. The building now benefits from brighter, more consistent lighting, significantly enhancing the work environment. Financially, the project is generating annual savings of over \$200,000, shared among the tenants. Environmentally, it has reduced carbon emissions by approximately 100 tonnes per year, supporting CBRE's broader sustainability objectives.

