

Guidance Note – Provision of Lighting upgrades

Service providers should deliver LED lighting projects based on below scope.

1. Nominal open plan office lighting powerdensity for the NLA should be at or below 5 W/m² while meeting Australian standard illuminance requirements for nominated use.
2. All proposed lighting upgrades should use LED luminaires.
3. All luminaires should have a minimum lampefficacy of 75 lumens/watt.
4. LED luminaire with integrated sensors is preferred, although as a minimum the NLA should have lighting sensors controlling a 100m² grid.
5. All LED luminaires should be covered by a minimum 5 years luminaire warranty (driver, chipset, heatsink and enclosure) for standard office use.
6. Where the total area of upgrade is 1000 m² or above the warranty should cover maintenance and labour for a minimum of 3 years. A maintenance and labour warranty of minimum 1 year applies to area below 1000m².
7. Both warranties should be managed by the landlord or their agent, with not costs for repairs, replacements and maintenance passed to the lessee for the warranty period.
8. Service providers are required to provide independent testing report for each type of fitting specified which confirms product description, light distribution, zonal Lumen summary, electrical parameters and light characteristics etc.

Below reports to be provided to the client and tenant for review and approval:

- Photometric test report
 - warranty terms and conditions
 - reflected ceiling layout - lighting
 - certificate of suitability
 - luminaire detailed technical specification document (including details of chipset and driver manufacturer)
9. All products specified should provide equal or better lux levels to match lamp lumens, beam angles etc. maintaining high standards of presentation while achieving the best possible energy savings.
 10. All internal office area general recessed lighting should be UGR 19 compliant.
 11. Specified lamps and luminaire should have Tier 1 chipsets (e.g. CREE, Nichia, Samsung, Lumileds, BRIDGELUX etc.) and drivers (e.g. Meanwell, Tridonic, OSRAM etc.).

Further questions should be directed to Commercial Building Disclosure

Team: info@cbd.gov.au or 1800 020 131