

Southbank, Victoria | Riverside Quay

Building owners seek to ease HVAC load and reduce tenant discomfort

Film Type: **OptiTune 22**



Project Task

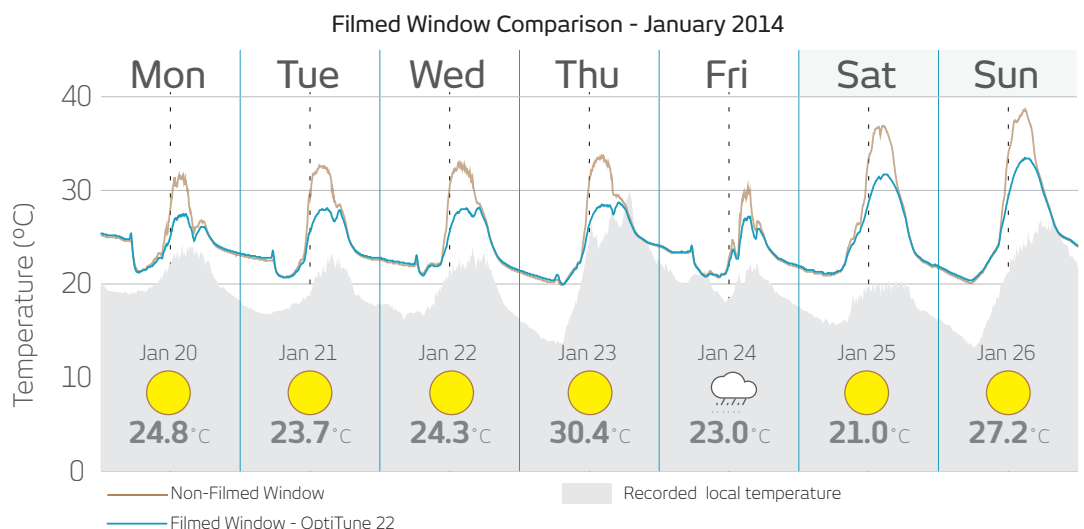
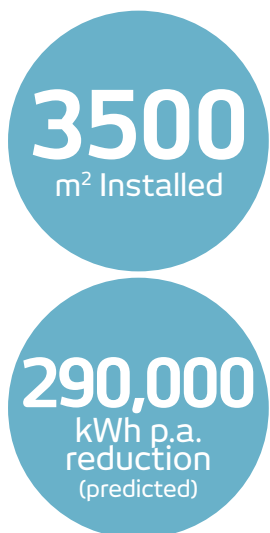
Mirvac Real Estate, owners of the three Riverside Quay buildings, were experiencing significant heat related complaints from tenants in each of the buildings. From October through to April, sun shining through the northern end of the building would uncomfortably heat up tenants through the large glazed façades. This in turn caused the older design HVAC system to over-compensate and over-cool tenants in the southern end of the building. Recognising that a significant heat load problem existed, Mirvac contacted Hanita Pacific who provided their expert opinion on glazing upgrades.

Solution

After detailed analysis of the existing glazing, Hanita Pacific recommended the use of its high-performance, dual reflective OptiTune 22 film to control the heat load whilst maintaining the tenants' superb view of the Melbourne skyline. This provided the perfect balance between low internal reflection, minimal exterior façade change and provided a 31% increase in solar heat rejection.

Outcome

Hanita Pacific predicts the solar heat load on the HVAC systems to be reduced by up to 290,000kWh per annum. Temperature logging performed in January 2014 confirms a consistent 4°C temperature reduction behind the filmed glazing. This improved consistency of air temperature in the buildings now provides occupants with excellent comfort levels, whilst significantly decreasing strain on the HVAC system.



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