

***Its not just about the money –
water conservation in
commercial buildings***

Katherine Miller
katherine.miller@sewl.com.au

A typical key customer manager discussion with commercial building owners.

- 1. Unique challenges**
- 2. Some opportunities**
- 3. What your water retailer may offer**
- 4. Making 'future-wise' decisions**

1. Understanding the challenges

- Ownership/tenancy arrangement
 - Ownership often not local
 - Owners represented by large realestate firms
 - Return on investment not to owner
- Space constraints
- Old infrastructure
- Long range capital planning
- Council approvals
- Global Financial Crisis

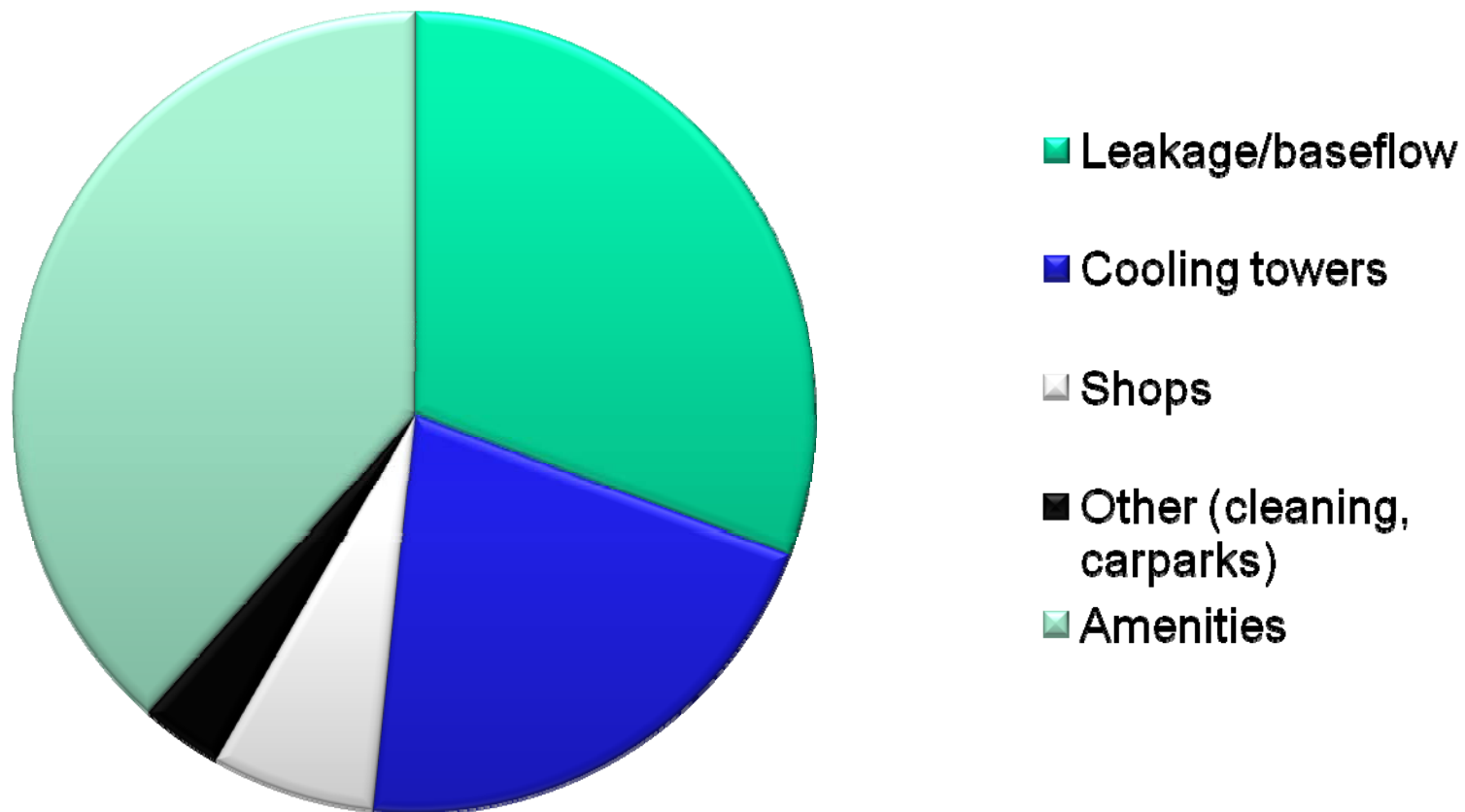
Some light?

- Ownership/tenancy arrangement
 - Ownership often not local
 - Return on investment not to owner
 - Space constraints
 - Old infrastructure
 - Long range capital planning
 - Council approvals
 - Global Financial Crisis
- Tenants may contribute to capital works to meet environmental obligations
- Many water saving initiatives can be achieved within maintenance budget
- Funding is available from a variety of sources for good projects

2. The opportunities for watersaving

- Typical commercial building breakdown
- Leak detection
- Cooling towers
- Amenities
- Fire services
- waterMAP
- NABERS ratings

Typical water distribution in commercial building including leaks



Opportunities for water saving

- Leak detection 28%
- Cooling towers 19%
- Amenities 35%
 - Toilets
 - Urinals
 - Basins
 - Showers

Leak detection

- Out of hours meter check
- Check meters
- Hydroshare
- Leak detection services

Cooling towers

- 25% saving in make up water made for changing cycles of concentration from 2 to 3
- 'love your plant'
- Best Practice Guidelines *Water Conservation in Cooling Towers* ARIAH Australian Institute of Refrigeration, Airconditioning and Heating

www.airah.org.au

Amenities

- Toilets
 - Low flow dual flush
 - Alternative supplies for header tanks
 - Changing valves in flushomatic
 - Installing cistern weights
- Urinals
 - Waterless
 - Changing settings on autoflush
 - Sensors



Amenities

- Handbasins
 - Aerators
 - Flow restrictors
 - Sensors
 - Timer taps
- Showers
 - Low flow showerhead exchange program



Fire services

- Contact fire efficiency program
- Opportunities
 - Pressure reducing valves
 - Frequency of testing
 - Frequent draw downs



WaterMAP

- Water Management Action Plan
- Permanent water saving rules for users over 10ML
- Online system available for users from 5 to 10ML
- Help available for voluntary participation
- Allows you to access funding set aside for WaterMAP customers

NABERS

- National Built Environment Rating System
 - Based on actual use, not design features or estimates
 - Inclusive – most buildings can get a rating
 - No more than 20% fail to get onto the scale
 - Simple star rating
 - 2.5 stars = average/median
 - 1 star = poor
 - 5 stars = extremely good
 - Communicate efficiency to a non-technical audience
- NABERS water
 - Office
 - Hotel
 - Shopping centre



3. What your water retailer may offer

- Several years of water data
- Cooling tower metering program
- Check meter contributions
- Water Efficiency Fund
- WaterMAP assistance
- Business Water Grants
- Fire services water efficiency program
- Laundry efficiency program
- Showerhead exchange
- Auditing assistance

Welcome to the online
waterMAP program
Water Management Action Plan



4. Decisions based on true costs

- Cost of water today
- Cost of water tomorrow
- Cost of sewerage disposal
- Other costs included - heating
- Valuing choice and security of supply
- Valuing environmental ratings

