



Meeting the

Over 14 million litres of water will be saved each year after the completion of a \$750,000 upgrade to water infrastructure within one of Melbourne's premium office buildings at 101 Collins Street.

Low-pressure dual-flush toilets are being installed throughout the 44 tenanted floors to ensure the building meets the latest water efficiency standards.

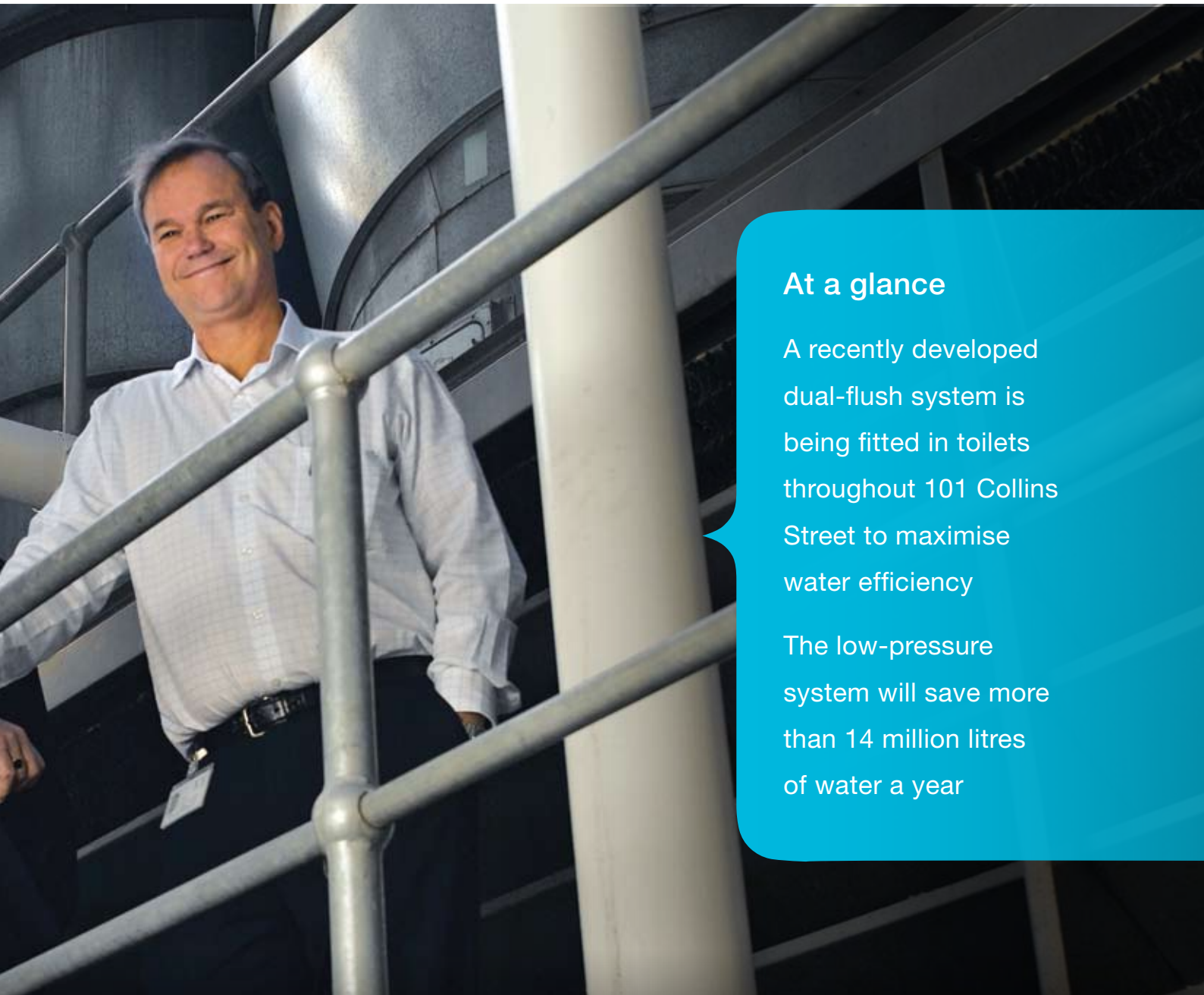
The new 6/3 litre system includes new valves and pans, recently

developed for high-rise buildings. Contractors are in the process of replacing the old 11-litre single-flush systems on two floors each month during weekends to minimise disruptions on weekdays.

Ross Boreham, Manager of Engineering and Sustainability for 101 Collins Street Pty Ltd, said the project had a payback period of approximately 20 years based on current water prices, including a \$100,000 contribution from City West Water.

"We knew a fair amount of water was going down the toilets, and after trials by consultants, we found we could save almost one-third with the new system," Mr Boreham said. "The technology is there and the owners are committed to the project."

Mr Boreham said a lot of work had been undertaken to ensure water would be used as efficiently as possible. A 'best practice' maintenance regime has been adopted for the cooling towers



At a glance

A recently developed dual-flush system is being fitted in toilets throughout 101 Collins Street to maximise water efficiency

The low-pressure system will save more than 14 million litres of water a year

highest standards

as they account for 30 per cent of the building's water use. The remaining water is used mainly in toilets, as well as washbasins and showers.

Pressure ratio valves are used to maintain the water pressure in toilets on all floors, and computer-based monitoring of the system has been integrated into the maintenance process.

Dual-flush toilets are compulsory in new homes and office buildings,

but there are still a considerable number of single-flush and low-efficiency dual-flush (11/6 litre) toilets within many of Melbourne's buildings.

The 101 Collins Street retrofit is one of the largest undertaken in the CBD. The 57-floor building is among the tallest and most expansive in Melbourne, with 83,000 square metres of rentable floor space and a population of about 4,000 people during office hours.

Tenants include Goldman Sachs JBWere and Macquarie Bank, law firms Freehills and Blake Dawson, and management consultancy Boston Consulting Group.

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