

AMP Capital Investors pump out the savings

AMP Capital Investors, which owns and manages a number of properties across Sydney, has developed a project to recycle water from fire sprinkler testing which could save more than 20 million litres of water each year.



Top right: Water used for weekly fire sprinkler system tests is recycled back into the firewater storage tank for reuse.

Above: Fire sprinkler system test water being pumped directly down the stormwater drain.

Current fire and safety regulations require sprinkler booster pump systems in buildings to be tested each week. During these tests large sprinkler pumps operate as they would in a fire except the water is diverted from the actual sprinklers and often, particularly with older systems, pumped directly down the drain. For some buildings, a single weekly test can waste up to 60,000 litres of water.

The new project involves water from the weekly testing of fire sprinkler systems being recycled back into a storage tank, rather than pumped down the drain.

While there is no financial incentive for AMP Capital Investors to conserve water, as water used for fire services is not metered, the company developed the initiative with purely environmental benefits in mind.

The project has already been implemented at the Dick Smith Electronics Support Office at Chullora where 50,000 litres of water is being saved each week.

Building owners AMP Capital Investors, tenant Dick Smith Electronics and Sydney Water's Every Drop Counts

Business team worked together to achieve the system modifications as quickly as possible.

"The cost of the piping to implement the new system in this instance pales into insignificance when you look at the water challenges facing Sydney," AMP Capital Investors Commercial and Industrial Management Managing Director Richard Burton said.

"AMP Capital Investors has undertaken a range of water saving initiatives within the buildings we manage and we are pleased to have been able to find yet another way to help reduce the demand for Sydney's water supplies."

AMP Capital Investors estimate that by implementing the project at other suitable properties, which it owns or manages across Sydney, more than 20 million litres of water can be saved annually.

"I hope other companies will follow suit to help preserve our precious water supplies," Richard said.

The Green Building Council of Australia under its green star™ Office Design and Office As Built rating tools gives credit for buildings where water from testing of fire sprinkler systems is reused.