

C B Richard Ellis



Top: CB Richard Ellis Engineering Manager, Rod Gifford, Sydney Water's Project Officer, Fernando Ortega and CB Richard Ellis, Ross Gorringe discuss the water saving achievements at 20 Bridge Street, Sydney.

Above: Cooling towers above 363 George Street Sydney.

C B Richard Ellis is recognised as one of the premier full-service commercial real estate companies in the world. Its global operation is one of the largest of its kind, providing services to its customers with experience, intelligence and competent resources.

When CBRE first joined the Every Drop Counts Business Program they aimed high – 17 months on and they are well on the way to achieving their target.

CBRE Engineering Manager Assets Services, Felix Rodrigo said that when the company signed up to the program, the intention was to achieve best practice in water use for all of their commercial buildings in Sydney.

“Now we are well on the way to achieving that goal,” Mr Rodrigo said.

“With the assistance provided by Sydney Water and the NSW Department of Commerce, two of our major commercial buildings in Sydney's central business district were audited – 363 George Street and 20 Bridge Street.

“Large water losses were identified equating to considerable potential for water and dollar savings.”

During the audits, effective and open communication between CB Richard Ellis building engineers and the NSW Department of Commerce enabled quick responses to leaks and defects – ensuring water losses were reduced immediately.

At 363 George Street, all of the leaks were rectified and a zero base flow was achieved within a few days.

looks to lock in savings

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These savings were monitored and recorded by an online monitoring system at the main meters and various sub-meters. In total, the two audits identified significant savings equating to more than \$96,000 a year.

Summary of the water savings identified					
BUILDING	NETT LET AREA m ²	HISTORIC KPI kL/m ² /ANNUM	REDUCTION kL/d	% REDUCTION	SIMPLE PAYBACK YEAR
363 George Street	32,408	1.4	50.7	41%	0.2 years
20 Bridge Street	20,000	2.0	64.9	60%	0.2 years

“Our aim is to meet a best practice benchmark of 0.7 kilolitres per square metre per year per commercial building and to ensure these savings are permanently locked in,” Mr Rodrigo said.

Some of the audit recommendations included:

- ensuring regular and permanent monitoring of water meters
- increasing frequency of preventative maintenance program, detecting early leaks (particularly through the amenities)
- reducing flow rates in showers
- reducing size of toilet cisterns to dual flush or six litres per flush
- reducing flow rates in taps
- downsizing main meters
- adjusting urinal flush sensors
- converting urinals to waterless type where possible.

“We are committed to implementing the recommendations from the audits to achieve water savings and ensure we are contributing to water conservation, particularly in the current drought, and also continue to provide the best service to our customers,” Mr Rodrigo said.

C B Richard Ellis is so pleased with the savings and results achieved to date that they are now restructuring their management practices to apply the lessons learnt to other major commercial buildings in Sydney.



Top: Savings were monitored and recorded by an online monitoring system at the main meters and various sub-meters.

Above: NSW Department of Commerce Principal Engineer Bruce Smith, CB Richard Ellis Engineering Manager, Assets Services, Felix Rodrigo and Engineering Manager, Carlos Sotelo on top of 363 George Street, Sydney.