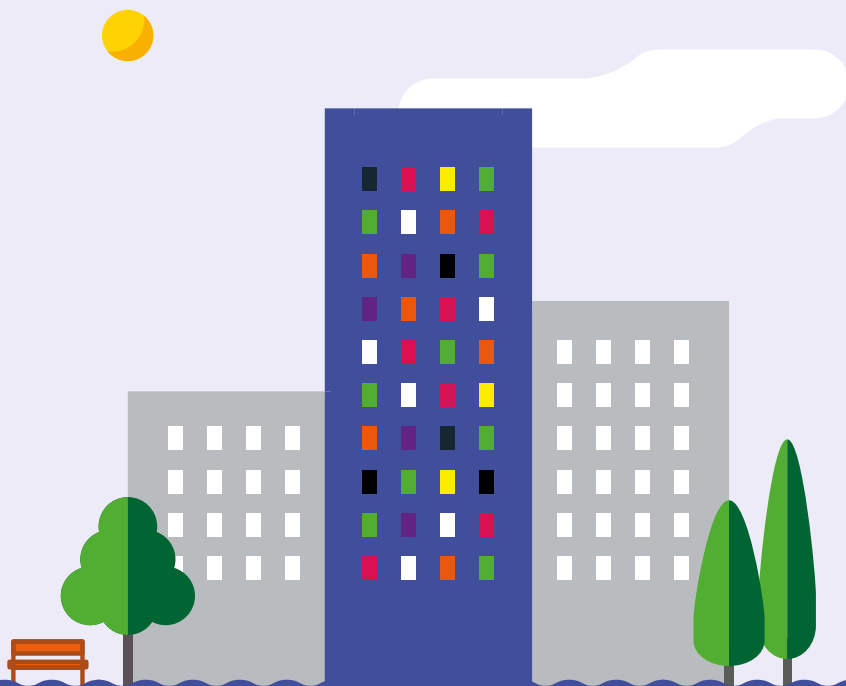


Water is a precious resource and with New South Wales in drought, it's important to save water where we can.

40% of City of Sydney's water is used in apartment buildings, so what you do in your building really does effect change and can save you money too.

This toolkit explains where water is used, how it is metered and paid for, and what you can do to reduce water consumption in your building.



Your strata
community
can be smarter
about water



Save water and money

Saving water collectively as a building can save you money.

Most high-rise apartment buildings have a single water meter.

This meter measures both common area water use, and water use within individual apartments.

Total water use is paid for by the Owners Corporation. Owners pay based on lot entitlement, as opposed to individual consumption. Therefore owners need to work collectively to reduce total water use.

All water use within an apartment building affects common property electricity costs paid for by the Owners Corporation, as significant energy is used to pump water around the building.

On average 10% of your building's common area electricity costs are from water use

90%

Around 90% of water used in a building is consumed within apartments

50%

Showers use about 50% of overall water use

30%

Fixing leaks in individual apartments can reduce water use by up to 30%

Take control of water use and costs

Rate

This simple approach can help you take control of your water consumption and costs.

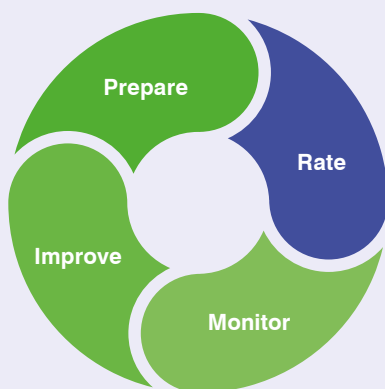
Get your whole building's water use measured with a National Australian Built Environment Rating System (NABERS) rating.

This will show you how your building's water use compares to other like buildings, providing a foundation for measurement and improvement into the future. It will also help you monitor progress over time.

The 6-star scale helps you simply understand and communicate your building's water use.

The rating is done by an accredited NABERS assessor and funded by City of Sydney's Smart Green Apartments program.

You don't have to make your rating public so if you get a poor or below average rating, it's simply an opportunity to make improvements and achieve a better rating in the future. But if you have a good rating, you can promote this as part of your building's environmental performance and inspire your residents.



- 6 STARS** | MARKET LEADING
- 5 STARS** | EXCELLENT
- 4 STARS** | GOOD
- 3 STARS** | AVERAGE
- 2 STARS** | BELOW AVERAGE
- 1 STAR** | POOR



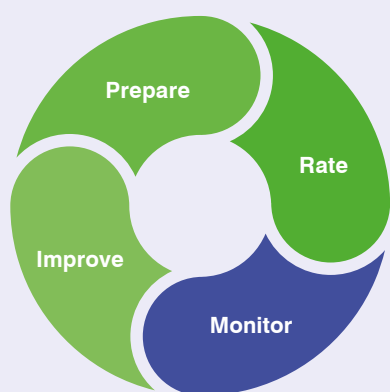
Monitor

It's important to monitor your building's usage to stay efficient, respond quickly to issues and continue savings.

Through the Smart Green Apartments program, the City will fund SUMS, **an online data monitoring portal**, and will provide training both onsite and via an online learning lab.

This will allow you to:

- Understand your building's water use, including weekday and weekend usage patterns.
- Track this over time to see how it changes.
- Set alerts to get notified of unusual usage.
- Help you identify and rapidly respond to leaks in apartments and common areas.





Regis Towers

Water monitoring of 3 towers, 646 apartments

Regis Towers is a residential apartment building in the City of Sydney who were committed to reducing water use and associated costs to owners.

With City of Sydney funding provided through the Smart Green Apartments program, the complex had an online water monitoring platform, SUMS, configured. Data loggers were installed to monitor whole of building water use through the site's various water meters.

Thanks to excessive water use alerts provided by SUMS, several leaks in common areas were identified and rectified much more rapidly. For example, a leaking fire sprinkler concealed behind a wall wouldn't have been detected and fixed as quickly without the water usage data gathered. The following graph illustrates high water usage with the hidden leak and the subsequent drop in water usage after the problem was resolved.

Saving
\$34,882



17,441 kl
per year



VALUE OF MONITORING & SUB-METERS

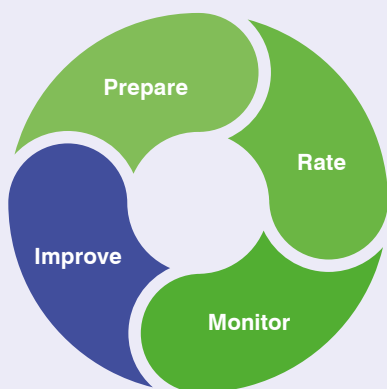
Improve

Most apartment buildings only have one water meter for the whole building.

This means you need a collective effort to reduce consumption.

The Owners Corporation can achieve this by:

- Encouraging residents to report leaks so they can be repaired quickly.
- Implementing Sydney Water's **WaterFix**[®] Strata service, which addresses leaks and installs efficient fixtures within each apartment in your building. It includes an efficient quotation process, turn-key project management and financing options.



Sydney Water's WaterFix® program is a great way for residential apartment buildings to reduce water use and utilities costs.

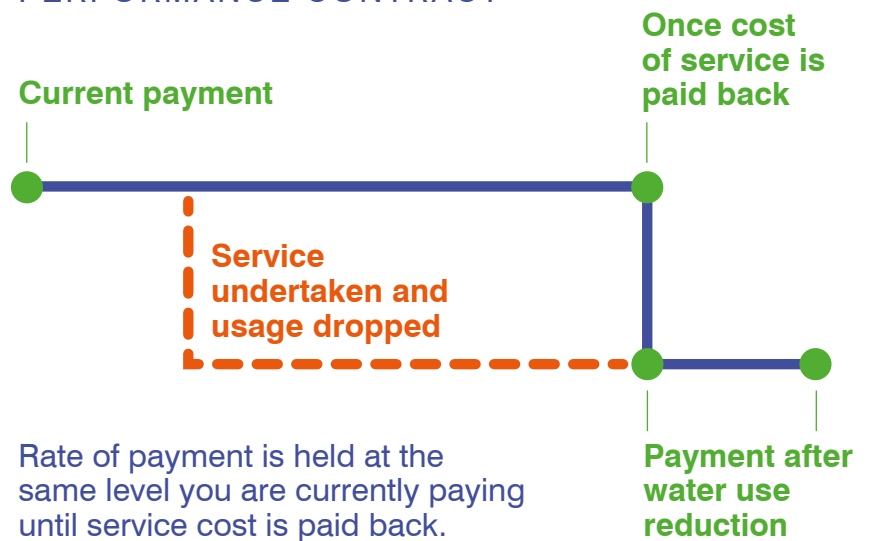
City of Sydney and Sydney Water have co-delivered this service to 10 large apartment buildings, retrofitting over 3,500 homes.

WaterFix® process:

- 1 City of Sydney and Sydney Water gather data on your building's current water use.
- 2 We deliver a presentation to your strata committee or owners corporation.
- 3 Once approval is obtained, a project manager is appointed.
- 4 Communications are provided in multiple languages to inform residents of the program and its benefits.
- 5 Gaining access to all apartments is fully managed, avoiding additional work for your building manager.
- 6 Plumbers retrofit efficient fixtures and fix leaks in every apartment.
- 7 Sydney Water provides summary reporting to communicate water and financial savings.

Eligible buildings are also able to access a performance contracting option with no upfront costs to owners.

PERFORMANCE CONTRACT



Summit Apartments & Cassia Gardens

Through participation in the WaterFix® program, these two buildings repaired leaks in taps, showers and toilets and installed more water efficient fixtures



400

Apartments



Saving

\$61,000



30%

Less water use



167

Apartments



Saving

\$70,000



57%

Less water use



Becoming water wise

Prepare

Annually NABERS rate your building.

This can provide evidence of the hard work your building has undertaken to become more water efficient.

Prepare for a water wise future:

- Use the **online data portal** and learning lab resources from Smart Green Apartments to monitor water use and better understand your building water usage patterns.
- Display **this Sydney Water poster** and **this Smart Green Apartments poster** in common areas to help your residents understand water use in your building and promote water efficient behaviours.
- Ensure everyone is aware of **water efficient products** for bathrooms, kitchens and laundries.

Being smarter about water makes a difference. There are environmental, financial and social benefits of reduced water use, not only for your building but in order to become a prepared, resilient community for the future.

