

Central Park shows the way to save water in the city

Water Corporation through its Key Customer Relationship Management program (KCRM) has developed a range of partnering initiatives with key customers aimed at improving their water management process.

To date 140-plus customers have participated in the diagnostic sessions and ongoing support programs.

Central Park is one of the selected customers in the KCRM program and a success story.

As Perth's tallest tower with 4500 occupants, the Central Park complex is a mini city within itself.

Built in 1993, the building is easily recognised on the Perth skyline. Office workers and pedestrians are also familiar with its attractive park at the base of the complex on the corner of William and Hay Street, as a popular lunch spot.

Building Engineer David Motta said Central Park's tenancy numbers have increased significantly since the start of Western Australia's minerals and resource boom economy. Shortage of premier city office space had also added to demand.

"The owners of the building are committed to its sustainability and water conservation," David said.

"We began some years ago with a comprehensive water audit to find out where and how the water was being consumed. This was followed up by action to reduce water consumption where possible.

"Central Park used approximately 50 ML in 2006 and I am pleased to say this figure is a considerable reduction on peak 1999 figures, in spite of the increase in tenants.

"Half of the water consumption in the

building is taken up by toilets, hand basins, showers and tea making facilities on each floor level.

"There are also a small number of retailers within the complex, including a café and small food outlets that use a considerable amount of water for food preparation, rinsing and dishwashers.

"We do not meter tenants individually at this stage, but meters are likely to be introduced in the future to enable tenants to monitor their water usage and encourage water conservation."

Water Management Strategy

Water saving measures includes a monthly recording and monitoring of water usage. The cooling tower water treatment controls have been upgraded and waterless urinals (Urimat and Desert Cubes) have been installed to the Conference Centre and some tenant floors.

In keeping with the strong focus on toilet water usage, there has also been a retrofit of dual flush cisterns and AAA rated taps to a number of floors. Flow rates on taps have also been adjusted on other floors.

David said a program is in place to progressively retrofit dual flush toilets and AAA rated taps to additional existing facilities on eight further levels and the Conference Centre.

"Our park consumes approximately a quarter of our water; and we have done a lot of work in this area over recent years to make it more tolerant to dry conditions," he said.

"One positive move has been to establish a drought resistant lawn and shrubs that require only a limited amount of water."

"We are in the process of installing a mini weather station to the reticulation system to regulate and minimise the watering times."

Future Initiatives

David said regular plumbing maintenance was carried out to ensure leaking taps

were sealed and toilets continually checked to make sure they did not stick and flush non-stop all day or night.

Air conditioning cooling towers were also monitored for their water consumption with consultants working to improve the treatment process and reduce water use where practical.

Among Central Park's future goals is the progressive refit of dual flush toilets and AAA rated taps to toilets in the remainder of the building. Installation of individual meters in some areas will also be considered to assist in monitoring water use.

Water Corporation Key Customer Relationships Manager Max Viskovich said that Central Park management's efforts in conserving water are a shining example of best practice for large office towers.



Central Park complex

For more information on being Waterwise in your business, please visit www.watercorporation.com.au or contact Max Viskovich on 9420 3881