

Waterless urinals help to slash water usage

Water Efficiency Case Study

Cleaner Production 

Project Overview

PARTNER

AMP Capital Investors

OBJECTIVE

To reduce reliance on drinking water used in amenities

HOW THE SAVINGS WERE ACHIEVED

Installation of waterless urinals across four buildings

TECHNOLOGY UTILISED

Waterless urinals and solenoid valves

WATER SAVINGS

61.1 million litres of drinking water per year

TOTAL PROJECT COST

\$99,500

PROJECT FUNDING

\$47,500 from City West Water

PROJECT PAYBACK

- 16.2 years without City West Water funding
- 8.5 years with City West Water funding

PROJECT COMPLETED

August 2007



AMP Capital Investors is a specialist investment manager with over \$100 billion in assets under management. The group owns and manages a range of high-profile properties in the Melbourne Central Business District including office towers, food courts, retail precincts and hotels.

The water used across the company's property portfolio is primarily attributed to bathrooms, kitchens, tearooms and cooling towers. The Collins Place site also uses additional water in its retail precinct, which has food courts, retail spaces, hotels and office

towers. Demonstrating a proactive approach to its property management strategies, AMP Capital Investors strive to reduce water and energy usage, minimise waste, and embed environmental and OH&S practices when managing all elements of its portfolio.



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In order to reduce its reliance on drinking water, AMP Capital Investors consulted with City West Water to identify simple, low cost solutions that would significantly reduce water use at its four* flagship sites. The resulting water efficiency project undertaken by AMP Capital Investors entailed the installation of waterless urinals with a unique, low cost design. The new urinals eliminate the need for constant flushing and the use of harmful cleaning chemicals, while minimising odours.

The aim of the project was to save 25 million litres of drinking water per year – a target which has been well exceeded, with the waterless urinals delivering actual savings of 61.1 million litres.

Savings achieved per site

Bourke Place	25.1ML per annum
Collins Place	17.9ML per annum
Exhibition Street	1.6ML per annum
William Street*	16.5ML per annum

AMP Capital Investors continues to proactively seek out new water saving opportunities. Another building within its portfolio uses storm water for toilet flushing, fire hose reels and air-conditioning cooling towers. Meanwhile, the water saving plan established in collaboration with City West Water has become the blueprint for similar sites through AMP Capital Investors' national portfolio, in an effort to achieve similar water savings and make it a more sustainable business.

* AMP Capital Investors sold 15 William St in June 2009 and is no longer managing the property.



Contact

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