

## Water efficiency business profile

### Bayview Shores

Bayview Shores is a 30 storey, 101 unit residential complex, located on the Broadwater in Runaway Bay, Gold Coast.



#### Water conservation approach

Bayview Shores 'body corporate committee' understood a water crisis was being experienced nationally. Discussion took place about the impacts this would have on the complex's water use and costs. The committee then explored alternative, reliable methods to ensure the landscaped grounds would be watered as needed while continuing to enhance the building.

After investigating a number of solutions, the committee called a residents meeting where two alternatives with costs were presented. Following this, the body corporate at the 2007 annual general meeting (AGM) implemented an on-site package treatment plant that would treat wastewater to Class A quality. The body corporate agreed this was the optimal solution as it would provide an on-going source of water ideal for irrigation purposes.

To achieve further savings in other areas of the property, Bayview Shores introduced:

- water efficient urinals, toilets, showers and taps in their amenities
- a rainwater tank to supply water to the complex pools
- a 'clear view screen' on the pool backwash outlet line, as well as a sub-meter on the pool make-up line

A committee member and the building manager were chosen to manage water conservation. They are responsible for:

- conducting regular walk-through audits to identify where and how efficiently water is being used
- checking and fixing leaks
- ensuring the quality of Class A water produced on-site meets the standards set by the Department of Environment and Resource Management
- providing annual water usage reports to their water service provider – Allconnex Water
- providing regular updates on water conservation matters to the members of the body corporate
- staying up-to-date with current water conservation matters

## Water conservation objectives

The main priority for Bayview Shores was to maintain their beautiful gardens during times when regional water conservation measures limited the use of potable water for irrigation purposes.

The second priority was to implement a cost efficient solution that would pay for itself in the shortest amount of time.



## Actual savings achieved from water conservation approach

The introduction of Class A water has benefited Bayview Shores and the environment in many ways.

The complex can now water landscaped areas at any time, provided recycled water is used. Under Permanent Water Conservation Measures which were introduced throughout South East Queensland in December 2009, watering of gardens with potable water is not permitted on Mondays or between 10am-4pm on other days.

Collectively, the measures introduced at Bayview Shores have significantly reduced the amount of potable water consumed on the site. In 2005/06 the complex used 15.189 ML - by 2008/09 this figure had dropped to 12.060 ML; a saving of 3.129 ML or 20 percent.



Based on the cost of potable water supply in 2007, Bayview Shores projected the scheme would pay for itself over a five year period.

Based on the cost of potable water supply in 2010 the pay-back period has been reduced to three years.

The scheme also benefits the environment by reducing the volume of treated wastewater released into the ocean.

## Ongoing water conservation efforts

As part of their ongoing commitment to water conservation, Bayview Shores are placing water conservation messages in their amenities to help encourage residents and guests to save water.

The body corporate also stays up to date with the latest water news, such as conservation measures and rebates, through Allconnex Water's 'Water Biz' eNewsletter.

*Allconnex Water congratulates Bayview Shores for setting sustainable water saving benchmarks for residential complexes.*