



## Frequently asked questions

### Pressure and Leakage Management Project and private fire systems

#### What is the Pressure and Leakage Management Project?

The Pressure and Leakage Management Project (PLMP) aims to minimise water loss through leakage by managing excessive network pressure and systematically detecting and repairing leaks.

Reducing excess water pressure has decreased pipe bursts, undetectable leaks and reduced the amount of water used in homes.

Managing network pressure will assist Allconnex Water to provide a sustainable water supply and meet the future development needs of our rapidly growing population.

Pressure and leakage management is a Queensland State Government requirement.

#### What are the benefits of this project for the community?

The PLMP has already reduced excess water pressure and completed leak detection in other areas of the network, which has achieved the following:

- reduced pipe fatigue and increased pipe lifespan
- minimised pipe burst repairs and associated costs

- reduced supply interruptions in the network
  - significantly reduced water leakage and water use in the homes
- Pressure and leakage management has been rolled out in all three Allconnex Water districts to varying degrees.

Gold Coast district will pressure manage the final 19 District Metered Areas (DMA) early 2011.

Logan district is in the commissioning phase, and Redland district has completed their pressure and leakage management project.

#### How will this impact on existing buildings?

There will be minimal or no impact on buildings that meet the relevant Australian Fire System Code, after pressure management.

Buildings below four stories that have not maintained their fire systems or were constructed using excess water pressure information for fire system design, may incur costs to undertake works to meet fire regulations. These costs will be met by the building's body corporate maintenance fund or will be shared across all the unit owners.

Buildings four stories and above are not expected to be significantly impacted, as most possess their own storage tanks and pumps.

Owners and bodies corporate should legally be meeting the relevant Australian Fire System Code requiring all buildings with fire sprinkler systems and hydrants to be tested by a consultant who then forwards a report to the Queensland Fire and Rescue Service.

Allconnex Water suggests you contact a hydraulic consultant to determine if your fire system will operate to the relevant fire code.

### **How much will it cost?**

Costs can vary depending on your fire system and the relevant codes your fire system is assessed against. Property owners are responsible for the upgrades, ongoing maintenance and testing costs required to comply with relevant fire system standards.

If your fire system complies with the relevant codes after excess network pressure has been removed, no upgrade costs will be required. Allconnex Water suggests you contact a hydraulic consultant to assess cost implications of fire system modifications (if any are required), and also provide a quote to assess your system.

### **Is it compulsory to investigate impacts on your fire system?**

It is the responsibility of the occupier of a building to maintain every prescribed fire safety installation to a standard of safety and reliability in the event of a fire.

Pressure management may affect the operation of your fire fighting plumbing system, so Allconnex Water highly recommends you contact a hydraulic consultant to assess performance of your system.

### **What should you do and by when?**

Allconnex Water suggests you contact a hydraulic consultant. A hydraulic consultant will be able to assess your fire system and determine the affects (if any) pressure management will have on your building's fire system.

In the Gold Coast district, to allow you enough time to get your fire system assessed and any on-site upgrades completed, Allconnex Water will gradually reduce excess pressure in your area of the network.

Allconnex Water will endeavour to support bodies corporate and building owners to meet the relevant fire system code by providing information to your hydraulic consultant, if appropriate.

### **How do I contact a hydraulic consultant?**

There are many reputable hydraulic consultants in the Brisbane and Gold Coast areas who can provide appropriate advice and fire system assessments. Have a look under "hydraulic consultants" in the telephone directory.

### **What will happen if I do nothing?**

To ensure the safety of people and property, it is essential to maintain your property's fire system so it complies with the relevant fire system code. If a fire event occurs at your property and the fire system does not perform properly, you may increase the chance of legal action against you.

### **Who will undertake the modifications to the plumbing and or fire system if required?**

A hydraulic consultant will be able to provide appropriate contractors to undertake any fire system modifications.