

| CASE STUDY

Digitally Transforming Water Monitoring at Colonnades Shopping Centre

How Airmaster helped to improve NABERS ratings and achieve real-time water data insights

Client Overview

Client: Colonnades Shopping Centre, South Australia

Project Solution: Custom-engineered wireless metering system

Property Highlights: Built in 1979, Colonnades Shopping Centre spans across two levels with more 86,000 sqm gross lettable area.

Key Benefits

The project delivered immediate and measurable improvements, with notable gains in NABERS ratings, water efficiency, and cost savings.



1.5 star increase in NABERS Water rating



Water usage reduced by two thirds



Significant cost savings

Challenge

Colonnades Shopping Centre needed a scalable, future-ready solution to address key limitations in how water data was being captured and reported. Manual meter reading not only restricted accuracy and timeliness of data collection but also posed challenges for:

- Real-time leak detection
- Accurate tenant billing and water on-selling
- Sustainability reporting
- Improving NABERS Water and Energy ratings

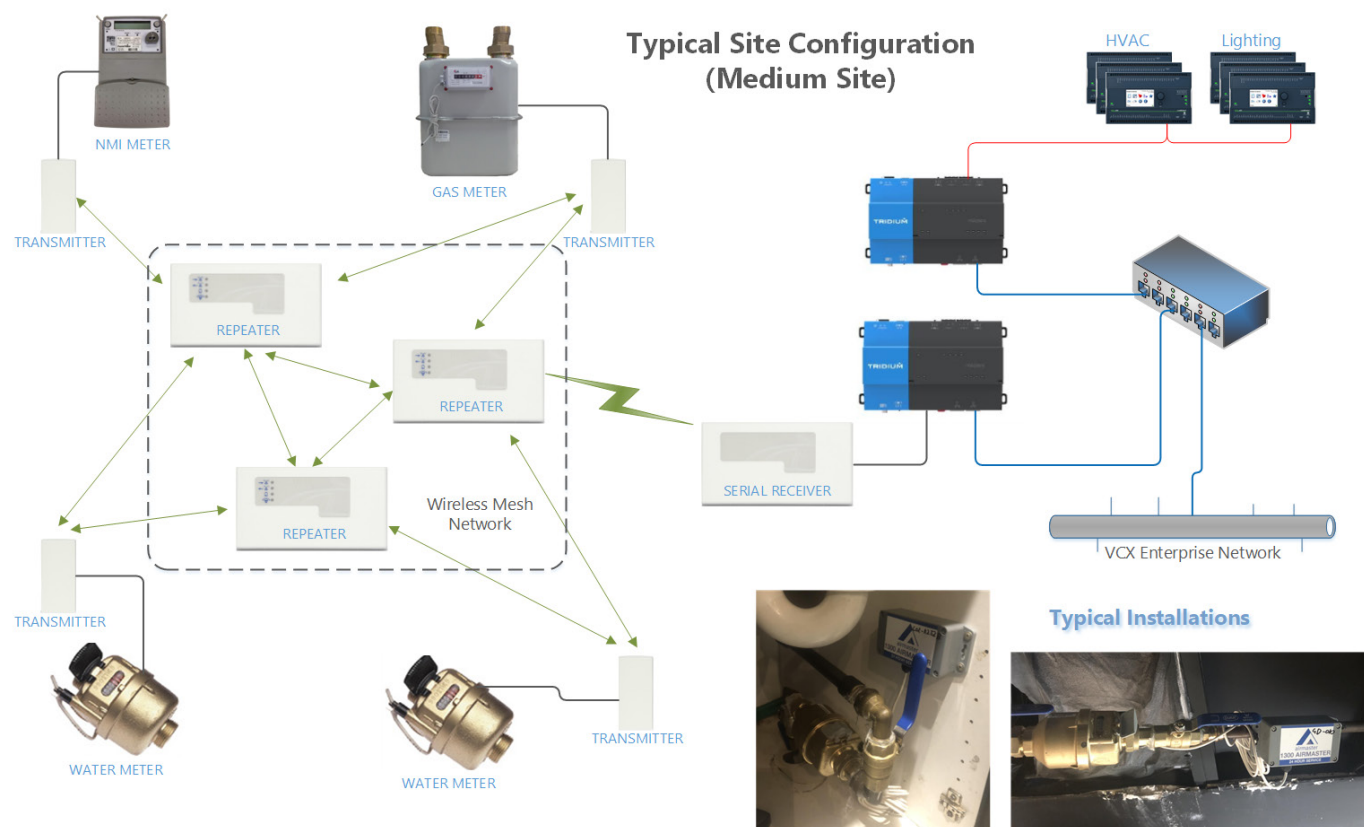
With meter locations often on site boundaries and roof spaces lacking communications infrastructure or power, traditional solutions weren't viable. The client also required a system that could integrate with gas and vertical transport metering in future.

Solution

Airmaster delivered a custom-engineered wireless metering solution tailored to the client's operational needs and digital infrastructure strategy. The outcome was a fully integrated system that:

- ✓ Enabled real-time water usage monitoring
- ✓ Overcame location challenges through wireless transmission
- ✓ Delivered metering data directly and securely to a central Data Lake
- ✓ Laid the foundation for future metering across additional services like gas and lifts

As the client's long-standing BMS contractor and Portfolio Master System Integrator (MSI), Airmaster ensured seamless integration, deployment, and ongoing management of the system.



Results

The implementation of these changes had an immediate and tangible impact on the building's performance. The NABERS Water rating increased significantly by 1.5 stars, reaching an impressive 5.5-star rating. Similarly, the NABERS Energy rating improved by 0.5 stars, achieving an outstanding 6.0-star rating. Furthermore, the reduction in water usage by more than two-thirds not only resulted in significant cost savings but also demonstrated a strong commitment to sustainability and environmental responsibility.

The cost savings from the reduced water usage freed up funds that could be allocated to other operational priorities, allowing for strategic investments in areas that contribute to the overall efficiency and functionality of the building. This approach not only improved the building's environmental performance but also had positive implications for its financial and operational aspects.

Conclusion

This project exemplifies how digital innovation can directly improve sustainability goals, operational efficiency, and tenant service - while enabling long-term strategic data capture. With scalability built in, the solution offers a blueprint for similar deployments across the client's portfolio.