

# How To: Audit Water Usage

## Auditing Your Building's Water Usage

Audits are important to identify areas of high water usage and savings. The common areas of water usage are within private lots through showers, toilets, basins and taps, washing machines, and also in common property for pools and gardens. The information received from building audits can help support your business case and help to persuade residents and owners to implement specific retrofits, such as whole building leak checks, retrofitting water efficient fixtures and fittings or purchasing a rainwater tank. You can self-audit, or hire a professional building auditor if you have a large or complex strata scheme. Check if there are any rebates and incentives that will cover, or partially cover, the cost of the audit.

### Self-auditing and monitoring water use

You can self-audit the building by looking through utility bills and regularly checking the water meter. Utility bills for your building should be kept by your strata manager or strata committee. If you are an owner, you can make a request to the strata committee to inspect the financial records of the strata scheme. Strata schemes must keep financial statements for at least seven years. Please note that you will need to pay a fee to inspect the records of the strata scheme. If you don't have a record of utility bills for your building, begin to collect them as soon as possible. You can also request the last two years of bills from your utility provider. A good place to start is to see how your building compares to Sydney Water's Water Use Benchmark (see Figure 1 below). You can also use tools such as the Green Strata water usage calculator to get an idea of where you could start saving.

Category	Water Use per Bedroom Benchmark (L/bedroom/day)
Higher Use	300 and higher
Typical	200 to 300
Best Practice	Less than 200
Unachieved Target	Less than 130

**Figure 1: Water Use Benchmark** (Source: *HiRise Summary Report, Sydney Water's Every Drop Counts HiRise Pilot Program, Sydney Water & BMT WBM Pty Ltd, June 2010*)

## Professional audits

Professional audits are possible, but may be expensive for smaller buildings. A water auditor can assess water consumed by common property facilities and private lot consumption. Multiple owners of the building could save on a call-out fee by arranging to have their lots checked for leaks and inefficient fixtures at the same time. The water auditor will check your consumption against benchmarks, isolate areas of high water usage and provide you with options to reduce water consumption. If you decide to implement water saving retrofits based off the auditor's advice, most auditors will be able to manage the project for you.

## Additional Resources:

- [Calculate Your Water Use Charge, Sydney Water](#)
- [Know What Your Water Costs, Green Strata](#)



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