

QuadReal Anticipates Savings of Up to \$100,000 Annually in Water Costs with the Water Monkey

CLIENT QuadReal Property Group	TYPE OF BUILDING Multifamily Residential
SERVICES Water Monkey Smart Water Monitoring	NOI ENHANCEMENT Estimated \$100,000 in water savings per annum

QuadReal Property Group, a global real estate powerhouse, manages a vast portfolio across 17 countries. However, hidden beneath the gleaming facades of one of their Alberta properties lurked a silent enemy: hard water. This adversary, rich in dissolved minerals like calcium and magnesium, caused havoc on their plumbing systems, quietly siphoning away finances and precious resources.

THE CHALLENGE

Within QuadReal's Alberta portfolio lies Calgary Place East Tower, which exemplifies the insidious nature of hard water. Here, the mineral deposits weren't merely unsightly – they were wreaking havoc.

Corrosion: Hard water's high mineral content is a relentless foe for metal pipes and fixtures. Over time, calcium and magnesium eat away at these components, creating tiny cracks and fissures that become pathways for leaks.

Scale Buildup: As hard water evaporates, the dissolved minerals leave a chalky limescale residue. This buildup can accumulate within valves, flappers, and other plumbing components, hindering proper functioning and leading to leaks.

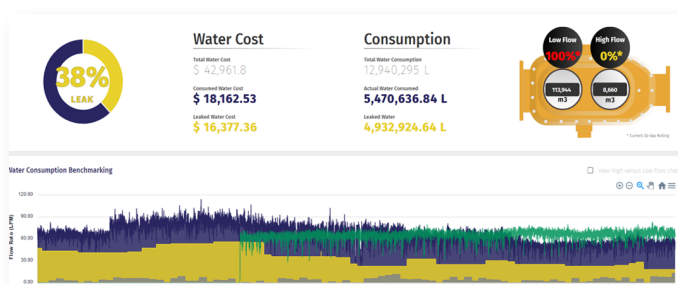
This issue had a monumental impact: 65% of the building's water flowed through meters even when unused, translating to a staggering monthly loss of \$13,000 and 4.2 million litres – a financial and environmental drain. To further exasperate the issue, they didn't have insight into where the problem was located and, as a result, had to go into every suite to investigate and fix the plumbing infrastructure.

THE SOLUTION

Knowing they needed more actionable insight and a proactive solution, QuadReal hired Connected Sensors to deploy the Water Monkey, a non-intrusive, battery-operated smart water flow meter. This innovative device provided minute-by-minute insight into the building's water usage patterns, immediately detecting the most minor water inefficiencies and potential leaks.

THE RESULT

With the help of the Water Monkey, QuadReal was able to identify the source of the issue, implement the necessary infrastructure repairs and reduce the water loss from 60 litres per minute (LPM) to 10 LPM. This substantial reduction translated into an estimated annual savings of \$100,000 for QuadReal.



As part of ensuring these savings were sustainable, Connected Sensors highlighted the role of fixture-level controls like the Water Warden in the long-term strategy. Designed to automatically regulate toilet water flow and issue real-time leak notifications the Water Warden represents a proactive layer of defense against recurring toilet inefficiencies.

By deploying the Water Monkey and complementary solutions such as the Water Warden, QuadReal gained not only immediate cost savings but also a roadmap for ongoing fixture-level efficiency across its portfolio.



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