

Commercial Case Study

Westpac Bank - Australia

One of the beauties of Trend building control technology is that it allows an estate of geographically scattered premises to be managed from a central point. Many organisations have made use of this facility, but few have gone as far - quite literally - as Australia's Westpac Banking Corporation. Supplied and engineered by Atlas Environmental Services Pty Ltd and currently producing energy savings of almost A\$2.5 (£2.1) million/yr, Westpac's Trend building management system covers an entire continent - making it arguably the world's biggest BMS.

Over the last three years Atlas has installed Trend IQ controllers in 220 Westpac banks across Australia. Their main function is to control and monitor the buildings' air conditioning and lighting and all are linked back to a number of Trend '945' operator interfaces at one of Westpac's Sydney offices. Through any of these interfaces the building services in all of the branches can be remotely monitored and managed, even though many of the sites are thousands of miles away - most in a different time zone. There are also Trend controls in ten of Westpac's major commercial properties, including its head office building.

In the branches, the close control exercised by the Trend IQs has cut energy consumption by an average of 25%, and this despite an 18% increase in bank opening hours. Payback on investment is typically being achieved in 18 months. Better control of the air conditioning plant has also resulted in a noticeable improvement in comfort conditions for customers and staff.

Communication with the branches' IQ controllers is either by modem over the public telephone network, or via Westpac's private digital data network, which the bank uses for transmitting a variety of information. Connection to the data network is through an X28 link and a PAD (packet assembler/disassembler) multiplexor.

The PC-based 945 supervisors in Westpac's Phillip St offices in Sydney all have access to the same site data, though only one is used for day-to-day management of the system, including handling of alarms. From this main terminal, the operator can change plant operating times and temperature setpoints for any of the branches, and call up schematic displays or graphs showing current and logged data relating to temperature and humidity levels, plant status, etc. Accessing a particular branch simply involves selecting the main schematic for that site; this is the only action needed to establish the modem or X28 link.

Alarm messages from the local IQ controllers - relating to conditions such as high temperature levels or plant failures - are automatically communicated to the main 945. Where necessary, the operator responds by notifying the appropriate maintenance contractor or facilities management company.

Installation of the Trend BMS has in fact led to a reduction in maintenance costs, one reason being that it actually warns of impending faults. It is also because the system records plant running hours, which means unnecessary maintenance visits can be avoided.

At some of the branches the system's monitoring role includes the logging of electricity consumption. The figures are transmitted back to the main terminal and input to Westpac's energy tracking database.

Despite its massive scale, the Trend BMS has proved highly reliable. Very few unscheduled service visits have been called for.

Trend Control Systems Limited

P.O.Box 34, Horsham, West Sussex, RH12 2YF, United Kingdom

Tel: +44 (0)1403 211888 Fax: +44 (0)1403 241608 www.trendcontrols.com

The logo for Trend Control Systems Limited, featuring the word "TREND" in a bold, orange, sans-serif font.

Commercial Case Study

Westpac Bank - Australia

Trend Control Systems Limited

P.O.Box 34, Horsham, West Sussex, RH12 2YF, United Kingdom

Tel: +44 (0)1403 211888 Fax: +44 (0)1403 241608 www.trendcontrols.com

TREND