

# THERMANN CASE STUDY – X2 Apartments



**PRODUCT**

3 x Thermann  
32L Manifolced  
Commercial  
Continuous Flow  
with 1 x 400L  
storage tank  
(2 x manifolds;  
1 per tower)

**LOCATION**  
External

**GAS TYPE**  
Natural Gas

**OPTIONS**  
System controller, Remote controller



## DETAILS

- ▶ **STATE**  
Western Australia
- ▶ **LOCATION**  
Perth
- ▶ **BUSINESS**  
Apartments

X2 Apartments are located at 143 Adelaide Terrace and were developed by Western Australia's largest apartment developer, Finbar. The development is a twin tower design, with a combined 200 one, two and three bedroom apartments over 10 floors and was completed in 2011. Situated so residents can enjoy the best of inner city living, the development also features a residents pool, spa, sauna, communal BBQ area, residents lounge and games room.

With such a large number of apartments to service, hot water is in constant use throughout the day. Despite originally being furnished with a very large hot water plant system, consisting of 3 x Commercial Heat Pumps, and 12 x 400L storage tanks all backed by 3 x 27L continuous flow units, in the words of the facilities manager, the "It was nothing short of a complete disaster. The heat pumps were constantly icing up and the buildings never had enough hot water. I was receiving constant complaints from the apartment owners". Something needed to be done.

The solution landed on after consultation with the Thermann Commercial team was to install a 3 pack 32L manifold arrangement for each tower, with a 400L storage tank. The heart of these systems are 3 x Thermann Commercial 32L/min 'condensing' continuous flow models. They feature large, commercial grade 'dual' heat exchangers for superior efficiency and greater running cost savings. In these systems water is fed

from the continuous flow manifold through a 400L tank, which enables the manifold to be set to 'tank mode' via the smart system controller. This enables even greater heating capacity from the units as the system controller turns the units on simultaneously for maximum heating speed. This is a powerful system, capable of heating the whole 400L tank from cold (10°C) to 60°C in under 8.5 minutes.

Since being installed, the facilities manager has noted the buildings have not only had better hot water delivery i.e. no more complaints, but his energy bills have reduced too. The reduction in the space taken up by the water heater plant has also resulted in less weight on the roof too.

This is a key consideration for buildings currently being designed. Roof space is a valuable commodity, particularly in inner city or coastal areas where it provides access to views and lifestyle pursuits which add value. Hot water plants that can be minimised in size or installed elsewhere in the building 'give back' this space for greater utility for residents of these high-end apartments. Thermann Commercial systems are a great way to achieve this end.

Thermann Commercial Continuous flow models feature robust, commercial grade heat exchangers and are available in 28L, 32L & 50L/min sizes. For more information, visit your local Reece branch or download the Thermann Commercial Guide at [www.thermann.com.au](http://www.thermann.com.au)