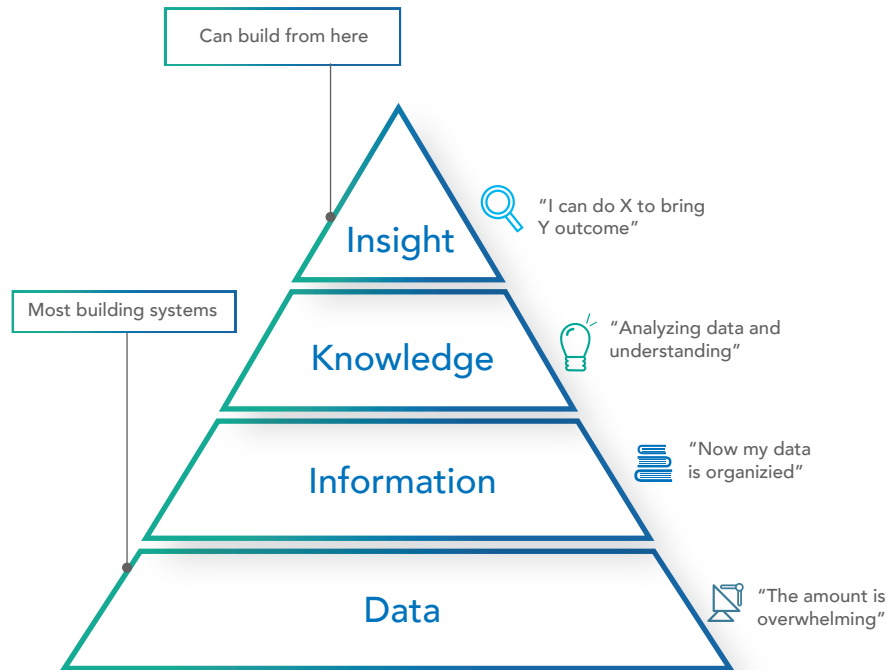# Smart Building Products for **Owners**

Optergy

Smart buildings are driven by outcomes rather than technology. Smart buildings achieve great outcomes with the least amount of technology and cost. Smart means that a building is accessible for everyday people to gain wisdom and insight to operate effectively, not just engineers.

Smart buildings feature numerous systems that require integration using BACnet, Modbus, REST API and may include systems such as HVAC, central plant, VRF, lighting, hydraulic systems, along with energy, water, gas monitoring.

Optergy's Smart Building Software has more than 50 built-in applications providing insight, enabling smart controls, metering, utilities billing, afterhours billing, automated reporting, live dashboards and foyer displays.

Can build from here

Most building systems

Insight — "I can do X to bring Y outcome"

Knowledge — "Analyzing data and understanding"

Information — "Now my data is organizied"

Data — "The amount is overwhelming"

For owners Optergy brings:

50 + built in apps:

Easy HVAC management

Apps for users, groups, scheduling, trend logging and notification management make it easy to manage your HVAC systems and ensures building conditions are always comfortable.

Consistent reporting

With standardized apps inside every Optergy product, it's easy to produce a standard reporting format across assets for utilities such as gas, water, electricity, thermal, diesel and waste.

Cost recovery

Automated utilities billing app to bill tenants based on consumption and demand from metered utilities. In addition, add after hours billing to recover costs related to tenant usage that is outside the agreed lease hours. Tenants can engage the system using the Optergy mobile app on demand, or schedule in advance.

Easy configuration

Buildings are dynamic environments. When tenants change a Smart Building is dynamic enough to change with it. Optergy's tenant billing app allows owners and FM's to update tenant billing details easily without calling in a contractor.

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Combined BMS and EMS

To achieve real efficiency. Building tuning requires insight, not just raw data. HVAC plant makes up 70% of the electricity consumption in a typical commercial building. Tuning the HVAC operation, then directly seeing live the impact on energy performance provides insight and a constant feedback loop enabling continuous improvement. BMS and EMS combined provides insights that are more valuable than the sum of both parts.

Demand management

Allows HVAC plant to be linked to the main incoming electricity demand. Optergy's demand management app then automatically controls demand ensuring you never exceed defined limits, saving thousands in demand charges.

Optergy brings outcomes

Optergy enables great outcomes with enough technology (but not complex or excessive) to service the smart building needs. For owners these outcomes include building a smart workplace that has:

Lower Annual Operating Costs

Energy-conscious building improvements, such as building automation and energy management for HVAC systems, can offer the promise of cost savings on utility bills to prospective tenants.

Less Capital Expense

Reduced load on HVAC plant through energy-conscious building improvements means less wear and tear, and longer plant lifecycles leading to reduced capital expenditure over the life of the asset.

Improved Reputation

Commitment to "greening" workspaces through energy-conscious building improvements, attracts tenants who are committed to corporate social responsibility.

Lower Vacancy Rates

Tenants appreciate lower outgoings through energy savings and improved corporate

Improved WALE

WALE (weighted average lease expiry), securing long term tenants drives up a buildings WALE. Long term tenants mean secure rental income, which makes an asset attractive to potential investors.

Improved Asset Value

Attractive investments command a premium value.

Improved Productivity

For tenants or owner occupiers, energy-conscious improvements often lead to healthier working environments. Healthy work environments lead to less sick days and more productive employees. Don't forget that wages make up to 2/3 of a business operating expense.

Building systems that are easily understood, become engaging. Once something is engaging, it becomes habit. If it becomes a habit, it becomes easy. All of a sudden, systems that were once frustrating become the greatest tools for managing a building.