



Excel Building Management

Unrivalled video intercom & security for residents

Executive Summary

The Grantham complex is considered the ultimate in Sydney real estate with a standard of finishes second to none and boasting the most breathtaking views of Sydney harbour. The Grantham comprises eight full floor residences with direct lift entry on each level. Excel Building Management commissioned the Switch Platform to provide residents with a video intercom that grants secure access to apartments, lobby and car park. Lighting and environmental devices are managed from a 15" touchscreen and can be automated to meet the needs of each resident.

Client Overview

Excel provides property services for commercial and boutique residential clients in Sydney, Australia. Their diverse high-end commercial strata, multiple strata complexes and properties providing shared facilities are all located in close proximity to Sydney's CBD. Excel addresses the needs of their prestige clients by constantly reviewing and improving the quality of the service offering. As part of this ongoing development process, smart technology is widely deployed to ensure a better client experience.

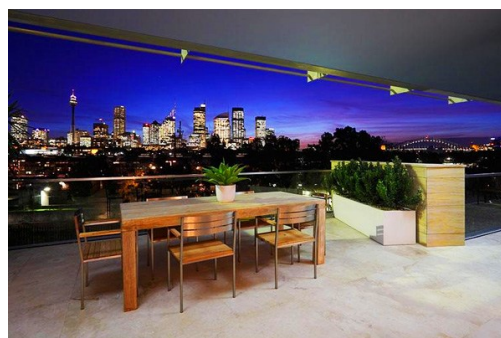
Business Drivers

Excel constantly seeks ways to improve the levels of service they offer to their clients. Excel specialises in managing prestige commercial and residential properties with the Grantham considered one Sydney's most prestigious residential investments. They must ensure they can provide services that offer a level of luxury that differentiates their business offering from the competition and further enhances their enviable reputation.

- Provide easily managed state-of-the-art infrastructure
- Build a framework that is easy to expand and simple to administer
- Provide a level of luxury, comfort and care to enhance Excel's reputation for market leadership



Location: Australia
Industry: Property Management
Established: 2001
Employees: 15
www.excelbm.com.au



Excel Building Management

Requirements

Access control and automation systems had to be in keeping with the luxurious apartment build quality and the building automation easy to operate. All controls had to be delivered over a standard network cable with a management system that residents could easily navigate.

- Unified communications and access control over existing network cable
- Cater to users with various levels of technical expertise
- Aesthetics must complement the luxurious ambiance of the complex
- The infrastructure must be physically robust and fault tolerant

The Solution

The Switch Platform was selected for its ability to combine functionality with form and match the architect's design aesthetics. An intuitive user interface to ensure ease of use extended full functionality to technically proficient users.

The residents have their own unrestricted lift access in each apartment requiring admission control and video intercom system integration. Network cable was installed during building construction and this was used to simplify the solution delivery and minimise cabling requirements.

- Video Intercom system grants admission to apartments and secure parking
- Entry Fascia customised to complement

About Switch Automation

Switch Automation (Switch) is a market leading provider of automation solutions for commercial, industrial and residential property. We lead the industry delivering our service platform through a flexible and scalable cloud-based global framework powered by Microsoft's "Azure" infrastructure. Switch provides energy management for commercial and residential property with a combined value of more than \$3Bn in Australia, Asia and New Zealand. The company is headquartered in Sydney, Australia and is actively supported by the Australian Government.

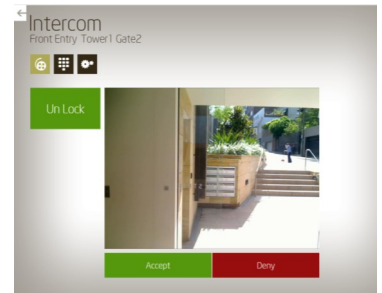
the luxury aura of the complex

- Automated lighting and environmental controls for each apartment
- Multi-function touch screen for complete control.
- Open system can be expanded to add extra features as required

Technical Overview

The platform integrates seamlessly with all access controls, the video intercom and CBus lighting automation. The large touchscreen displays deliver video intercom links to the lobby and all entries allowing communications with any guest or the on-site concierge. The web browser interface permits lighting and other controls to be modified or programmed.

- Switch Building Automation Gateway
- IP Touch Door Concierge
- 15" Touch screen displays
- Switch Automation Platform – services for energy management, lighting and power, video intercom, security and access control



Summary

Switch Automation's Platform is a perfect solution for prestige property investments. Ease of use is critical given the differing needs of the residents. The Grantham presented some design challenges with private lift access requiring customised integration. Residential property is a significant purchase and Switch's Platform is setting the standard for automation technology in the luxury apartment market.

- Single Interface to control lighting, intercom, access and environmental controls
- Access control is fully integrated with lifts that open directly into apartments
- Cutting edge technology enhances the apartments aura and prestige

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