



# SMART BUILDING SERVICES



ASSET MONITORING

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## REMOTE VISIBILITY & REDUCED RISKS

### The Inefficiencies and Costs of Traditional Building Management

Systems break down all the time and need to be constantly monitored. This is especially true of critical assets that are essential to the efficient functioning and wellbeing of buildings and their occupants. Traditionally a permanent staff or planned preventive maintenance (PPM) system is put in place to routinely check assets but these measures are not only costly they are also ineffective. Only 22% of maintenance managers are reportedly satisfied with their PPM programs. The most common complaints being the **excessive resource consumption** and their **lack of result**. PPMs often require that equipment be shut down translating into downtime and maintenance costs. In addition, staff's routine monitoring represents poor resource allocation and consequent potential loss of revenue. Think of all the hours spent manually checking critical assets when it could have been spent more productively. And for what?

Even with the most rigorous planned maintenance schedule there always is a lapse of time between the occurrence of the problem, its identification and its repair. In a recent example, a tier equipment manufacturer had a critical cooling asset under PPM fail consequently shutting down their data room and causing losses of a million per day.

But the financial loss is just the tip of the iceberg.

Asset failures can also be damaging to brand image and customer loyalty. Failure of this nature intrinsically communicates a lack of professionalism and causes great discomfort to building occupants. So despite all the time and money being spent on preventive maintenance, there are still way too many unexpected equipment failures and most companies simply cannot afford the dramatic consequences.

#### Traditional Onsite Asset Maintenance



### Remote Monitoring Solution - Real Time Visibility and Cost Efficiency

Traditionally, maintenance has wrongly been viewed as being a simple repair function. Today it is increasingly being viewed as an important and sophisticated process driven by information. Collecting and analyzing equipment related information provides the strategic insight necessary to prevent asset failure.

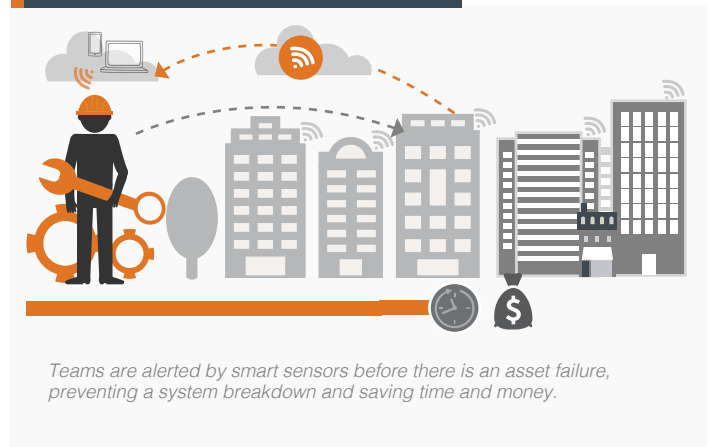
With this in mind, Urbanise has developed a low cost cloud based asset monitoring solution for buildings and distributed asset portfolios. Smart sensors are attached to key assets giving you real time visibility and control. With constant access to your asset's health status, it is no longer necessary to deploy PPMs thereby:

- ▶ reducing **onsite manpower** by up to **40%** and
- ▶ saving up to **30% in labor costs**.

So while current solutions focus on how to extend your building management system, we focus on how to get the important data to you at the lowest cost, so you can connect everything you care about with your mobile response teams. Your systems talk directly to the people who maintain them saving you time and improving your overall emergency response times.

At less than **1/10th of the price** of traditional solutions, you can now afford to install early detection on all your key systems. Better still, our platform is designed from the ground up to automate the process of Condition Based Maintenance - where your systems tell you when they need attention before they break down.

#### URBANISE Remote Asset Monitoring



By connecting your key systems directly with your maintenance teams you can prevent emergencies before they happen and you can ensure higher system uptime without the need for dedicated onsite engineers.

**Now that's Smart!**

#### Smart sensor devices...



## ABOUT URBANISE

Urbanise is the first cloud-based Building Service Delivery platform. With remote asset monitoring, dynamic workforce management, property accounting and an e-commerce portal for building occupants, the Urbanise platform completely transforms the traditional approach to building operations. Its disruptive technology seamlessly outperforms conventional building management solutions and offers service providers real time visibility and control, reduced costs and new revenue streams.

Listed on the Australian Securities Exchange (ASX), the Urbanise platform is integrated in over 6,900 buildings including some of the most iconic towers and communities across Australia, Malaysia, Singapore, South Africa, UAE and the UK.

Find out more at [www.urbanise.com](http://www.urbanise.com)

#### ... wirelessly communicate data directly to you



## Features & Benefits

- ✓ Continuous visibility of asset performance
- ✓ Reduced risk with preventative sensor alerts
- ✓ Get started within days with no capital expenditure
- ✓ Control is put back into your hands with access to your building on PC, phone or tablet
- ✓ Real time building analytics replace costly PPMs
- ✓ Improved resource allocation

  
**40%**  
less on-site  
presence

  
**30%**  
cost reduction

  
**1/10**  
cost comparable  
solutions



For less than the cost of a cup of coffee a day you can start smart asset breakdown monitoring in your building & prevent critical failures before they happen.



[www.urbanise.com](http://www.urbanise.com)