

TOOLS AND SERVICES TO SUPPORT ENERGY TRANSITION AND PROMOTE RENOVATIONS IN THE CONSTRUCTION AREA

BACKGROUND

Heating, electricity and water are expensive for tenants as well as for home owners. As such their probable scarcity will probably significantly increase their prices in the years to come. Their use is rarely neutral for our environment and the CO2 impact of buildings has become a major issue for the years to come.

In this context, faced with the state of obsolescence of real estate and its equipment, the Swiss Confederation (2050 Energy Strategy) and the Cantons have set, each at its own level of responsibility, a legislative framework and objectives to achieve a diminution of buildings' consumption, the promotion of using renewable energies and so to reduce their environmental impact.

In order to understand these societal issues, Signa-Terre has implemented a set of IT solutions and services for real estate players.

ENERGY MONITORING OF BUILDINGS



“ImmoLabel®” enables a growing number of real estate and private property managers and owners to significantly improve the charges related to those cost centers while simplifying and streamlining their work. Currently more than 5,000 buildings are benefiting from this solution throughout Switzerland. The energy monitoring tool continues to evolve along with the technological possibilities and the legislative environment and ensures its users are at the forefront of efficient energy management and CO2 impact.

An easy access to an intuitive IT portal allows the consumption's monitoring and is warning in the event of discrepancies. Concise and detailed reports guarantee the simple and efficient energy management of a building or a property portfolio.

REAL ESTATE PORTFOLIO AND TECHNICAL MANAGEMENT



“ImmoData” makes it possible to determine the status of the building, for each of its components, from the condition of the laundry room and its appliances to the elevator one, this through an assessment on the general frame, windows, insulations, toilets, boiler room etc. This database is listing more than 350 descriptive fields of a building. Everything is here! However, one's do not need to be an architect, engineer or expert to fill it in.

Each building is thus fully detailed, cataloged and recorded before being analyzed. These themes are listed, documented and preserved, just as the solutions that were provided. Analysis reports, plans, quotes, photos or copies of invoices, for example, can be attached.

Therefore, with “ImmoData”, we know in detail the state of a building, or of a real estate portfolio and its components. A summary report in the form of a building sheet and a technical report make it even easier to read. Thus, with this documented history, it is easy to make global or sectoral assessments at any time in order to develop maintenance and renovation strategies. The application also makes it possible to record financial data, monitor the budgets and work of the various elements to be renovated or replaced.

A specific version, “ImmoData BC”, for Complex Buildings (shopping centers, schools, administrative complexes) is also available to meet the specific requirements and elements of this type of buildings. Information is entered using a mobile application (Android) for tablets and smartphones, which facilitates the on-site survey of data and photos. All

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information is then made available through the Signa-Terre portal. Real physical data can thus be cross-referenced with building energy data, which increases the relevance of the analyses.

STRATEGY AND PLANNING



The portal that includes the “ImmoLabel and ImmoData” tools is providing a precise vision of the technical and energy status of the buildings. On this basis, Signa-Terre can also assist you in developing a strategic and operational plan for the maintenance and renovation of your building, or property portfolio, in connection with your investment policy in the short, medium and long term.

This approach relies on rapid assessment methods of identified costs of work which are defining the maintenance and repair costs on predictable data. It is then possible to elaborate intervention scenarios, based on a multi-criteria analysis (upgrading and conformity, obsolescence, energy and environmental performance, satisfaction of the occupants and need of modernization ...) and to assist in cost and temporality planning based on the priority of intervention.

Signa-Terre also assists its customers during the implementation phase of the defined strategy by providing engineers and architects experts to the assistance to the project owner (APO) for the specific part related to energy and physics of the buildings. It does so in full coherence and coordination with stakeholders, general contractors, architects and HVAC engineers, chosen by the owner. This APO team carries out energy concepts and audits, authorization requests for the “energy” part, certification in high performance standards, grant applications, advice on the choice of sustainable materials, quality monitoring, on-site execution and performance validation.

DEVELOPMENT AND DIGITAL INTEGRATION



Thanks to its experience in the field of real estate IT, as well as in the support of its Building Managers and Building Owners clients, Signa-Terre has acquired a strong knowledge of their business processes. Many interfaces have already been developed and implemented so far with major market references such as Quorum, Abalmmo, Stratus, etc.

We offer customized IT developments in relation to our products according to your needs and based on your specific business applications. Whether for databases, webservices, DMS, custom reports, dashboards and indicators, we are able to imagine and develop tailor-made solutions that fully integrate with your ERP.

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