

The pioneers at Deka Immobilien

Deka Immobilien wants to equip at least one hundred buildings of its worldwide real estate portfolio with the climate protection technology from MeteoViva. The office and retail building Hohe Bleichen 7 in Hamburg was one of the fund's first properties.



2020/05/Deka01-EN



Challenge

Reduce the CO₂ emissions of the fund's property and simultaneously provide a comfortable indoor climate to the tenants and reduced utility costs. MeteoViva's supplementary energy monitoring system shall collect measurement data and reference values to further derive energy efficiency measures.

Solution

The automated and demand-oriented operation of air handling units and heating loops achieved energy savings while maintaining a comfortable indoor climate. The commissioning took place without interrupting the building's occupancy.

"The team work with MeteoViva was excellent. We had expected much more need for coordination, but the process was well organized from the beginning."

Matthias Bach,
Technical Asset Management
at Deka Immobilien Investment GmbH

Case Study: Deka Immobilien Hohe Bleichen 7 in Hamburg

The office and retail building Hohe Bleichen 7 in Hamburg's city center was one of the first to be equipped with MeteoViva's smart data technology within the cooperation with Deka Immobilien. The tenants benefit from a comfortable indoor climate and the technicians on site from a predictive automatization.

Climate friendly and energy-saving building

Energy optimized buildings offer tenants monetary benefits, reduce the CO₂ emissions and maintain the property's competitiveness in the commercial real estate market. Already in the first year MeteoViva was able to save CO₂ and energy costs in the property at Hohe Bleichen 7. This is primarily the result of the automated and demand-oriented operation of the technical equipment, which especially reduced the heating consumption. In addition, a night cooling strategy with the air handling units controlled by MeteoViva Climate provided significantly more comfort on hot summer days.

Know more – act smarter

For the optimization, MeteoViva Climate replicates the real building with data and algorithms. The resulting digital twin allows to visualize the current state of the building and to quickly identify technical issues. A tangible advantage for the responsible asset managers on site. The transparency into the actual state of the technical equipment was increased significantly with the use of MeteoViva's technology.

The MeteoViva solution identifies faults and indicates whether they are due to wear or defects. At the same time MeteoViva Climate provides necessary information on how to further improve the operation. On this basis the facility management together with the property managers can decide which additional automation measures are suitable. In a nutshell, MeteoViva creates a new basis of knowledge for better investment decisions.

“With MeteoViva Climate we get for the first time a tool that provides us with important insights into the technical condition of the building. We learn where and how we can still save energy.”

Jörg Kalbas,
Technical Asset Management
at Deka Immobilien Investment GmbH

Building Facts

Area: 2,744 m²/ 137,175 sq.ft.

Type: 7-story office and retail building with shops on the first floor

Equipment: district heating, chillers and air handling units, data communication with the BMS via BACnet/IP

Customer

Deka Immobilien is the specialist for real estate investments within the Deka Group and is one of the largest globally active real estate fund companies in Germany.