

APS Application Note:

Property surveillance with central visualisation and assessment

Initial situation:

The owner of several residential and commercial properties needed to simplify the facilities management. So far, island installations from various suppliers were in operation. The effort and costs for maintenance were considerable. In particular, with a change of personnel, the necessary training was high due to the variety of systems.

Implementation:

The TS400 building management system, with its extensive alarm and visualisation options, provided the ideal base for implementing the customers' requirement.



VOICE *agent* modules were installed in all the properties for local data capture. The connection via the Internet served as the primary communication path, while the installed LTE modem served as a back-up in the event of a failure.

Due to the installed battery control and monitoring, the system can recognise a power failure and send an alarm to notify the service personnel.

Alarm signal transmission is designed redundantly. If the control station cannot be reached via either of the connection paths, the local VOICE *agent* sends the alarm signal directly to the responsible person.

Access to the system for operation and maintenance is via web browser.

A TS400 serves as a control station, and is fitted with a fixed IP address. The TS400 covers the visualisation of all the properties with a single view. If a fault occurs, the corresponding detail page can be called up, and additional information such as the location plan is shown. All procedures are logged and the data can be used for preventative maintenance. The system can be extended for both monitoring and following the trend of the energy and water consumption as well as for remote monitoring and querying of the fill level of storage containers. With the telecontrol option it is also possible to actively intervene in external sites.

