

The pioneers at Deka Immobilien

Deka Immobilien wants to reduce the carbon footprint of its real estate portfolio. This includes an energy optimized building operation, that automatically adapts to a tenant's needs. The office and retail building Fleethof, Stadthausbruecke 1-3 in Hamburg was one of the fund's first properties.

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44%
energy cost reduction
within
the first year

444
tons CO₂
saved

< 1
year
payback

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 achieved a comfortable indoor climate in all parts of the building. Exceptionally high energy savings were achieved in the building. Crucial for this was MeteoViva's operation of the air handling units in accordance with the actual demands.

"MeteoViva Climate helps me as an asset manager to better assess the technical state of a property and allows me to make more informed investment decisions."

Matthias Bach,
Technical Asset Management
at Deka Immobilien Investment GmbH

Case Study: Deka Immobilien Fleethof, Stadthausbruecke 1-3 in Hamburg

The office and retail building Fleethof 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 significantly reduce CO₂ emissions and energy costs in the Fleethof property. This is primarily the result of the automated and demand-oriented operation of the technical equipment. In addition, unbalanced ventilation ducts and performance bottlenecks were identified early on by the MeteoViva Climate solution, thus improving overall operation.

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.

“MeteoViva Climate was first offered to us by a facility management service provider, who served one of our buildings. The results were remarkable. We were so convinced of its potential that we presented it to our headquarters.”

Jörg Kalbas,
Technisches Asset Management
bei Deka Immobilien Investment GmbH

Building Facts

Area: 15,664 m² / 168,605 sq.ft.

Type: 6-story office and retail building with atrium

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.