The customer
Lend Lease has been creating innovative property and infrastructure solutions for more than 50 years and can lay claim to delivering more than 10,000 projects during this period. Headquartered in Sydney, the company has actively advocated environmental and sustainability initiatives since formation in 1958 and was the first Australian property company to be included in the Dow Jones Sustainability Index in 2001 and has also been named by the Australian Ethical Investor Magazine as “Most Sustainable Company of the Decade” in 2010.

The challenge
Lend Lease faces the challenge of delivering Green Star rated buildings within tightly constrained budgets and timeframes. To this end, Fujitsu and Switch Automation collaborated in designing a solution to comply with the energy monitoring aspects of the Green Star rating design criteria. A key project priority was to monitor environmental controls and provide real-time energy usage metrics. Another challenge was to develop a means of utilising single high speed IP fibre cabling network to replace traditional multiple, non-IP copper cabling infrastructures.

The solution
The Switch Automation platform continuously monitors energy and hot and cold water usage and then provides a simple to use In Home Display to provide real-time and historical usage and trend data. This provides residents with greater visibility of energy and resource consumption. Within the building, Video Intercom, security systems and data collection devices also share the same IP network which improves the flexibility and reliability whilst reducing the cost of the initial setup. Because the energy monitoring system uses a cloud-based infrastructure, additional modular functionality can also be added at a later date. This guarantees a system that is ready to meet the needs of evolving technological change. Additionally, Lend Lease is able to track energy and water data use to aid research in how to improve future apartment designs and deliver more efficient performance from buildings.
Lend Lease assumed considerable risk in investing in the technologies that combined to support this innovative green star rated building. At project commencement only a handful of organisations in Australia had embarked upon incorporating sustainability, energy management and building automation as part of their development strategy. Lend Lease was different. Whilst Lend Lease’s green credentials in commercial office buildings are well established, the Conveso Concavo project provided a challenge for how similar results could also be achieved in large scale residential apartment buildings. Working in partnership, Fujitsu and Switch Automation were able to integrate new networking, automation and monitoring technologies together to enable a solution that residents could easily use to manage and monitor their own energy usage. By adopting a cloud-based energy management solution, the design team at Lend Lease now has the potential to collate this data and make ongoing design refinements to improve their competitive edge. Being a cloud-based solution, the platform can provide a flexible and scalable solution that is easily upgraded as newer technology evolves, rendering the platform ‘future-proof’. Fujitsu and Microsoft’s cloud based infrastructure underpins Switch Automations’ management platform and provides the highest levels of resilience and availability ensuring optimal performance.

“The time is not far off when companies will have to justify their worth to society with greater emphasis being placed on environmental and social impact than straight economics.” Dick Dusseldorp, Founder, Lend Lease, 1973

About Fujitsu
Fujitsu Australia Limited is a full service provider of information technology and communications solutions. We partner with our customers to consult, design, build, operate and support business solutions. From strategic consulting to application and infrastructure solutions and services, Fujitsu Australia and New Zealand have earned a reputation as the single supplier of choice for leading corporate and government organisations.

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