

“Cooperation with Fujitsu has allowed us to achieve building management and the visualization of industrial park management by utilizing revolutionary digital technology.”

Xu Wei,
Former Vice General Manager
China Fortune

China Fortune is using Fujitsu's Intelligent Dashboard to set a new standard for smart buildings in Shanghai.

At a glance

Country: China

Industry: Real Estate

Founded: 2011

Website: www.chinafortune.com.cn

Challenge

Shanghai's real estate industry is seeing fierce market competition around industrial parks, the hubs for the promotion of industry. There has been demand to provide added value to attract cutting-edge companies by creating smart buildings that will improve building management.

Solution

The China Fortune Smart Industrial Park is the first to achieve this goal. China Fortune, who are developing and managing this industrial park, use Fujitsu's Enterprise Application Intelligent Dashboard to enable smarter buildings.

Benefits

- Reducing operational expenses and lowering the time spent on management work.
- Integrated data management with real-time visualization of the status of facilities inside buildings.

Customer

China Fortune Properties (Group) Co., Ltd. was founded in August 2011 as a subsidiary of the Instruments and Electronics Shanghai Associates (Group), Co., Ltd. to provide a platform for developing smart real estate. The company has put its ideology of “Co-creation, sharing, and Win-Win” into practice by developing and managing smart industrial parks as well as redeveloping smart cities. It aims to be a development and management company providing a total solution for smart industry expansion.

Products and Services

- FUJITSU Enterprise Application Intelligent Dashboard



A mission to reuse land

China Fortune’s business started with the reutilization of industrial land. “Facing a mission of how to effectively utilize land held by the INESA Group, we thought of developing a world leading industrial park with high quality service” comments Cao Yu, General Manager.

China’s real estate business for industrial parks continues to see fierce market competition, and cases have emerged where conventional business services, such as land use and property development, cannot succeed in the current climate. Therefore, attention is beginning to be drawn to the ways that added value information can be offered from administrators to clients as tenants, and there has been a desire to build a business model offering “real estate and services with added extras”.

Improving the efficiency of building management

Building management in the China Fortune Smart Industrial Park has involved managing a variety of data on facilities, with the aims of providing a pleasant space for tenants and improving the efficiency of building management. However, the management systems for these activities were all created separately, meaning that management and monitoring work was complicated, and competent management was only feasible if carried out by expert administrators.

“We had many challenges. There were over 100 million types of data items used in the China Fortune Smart Industrial Park. All of the equipment in the facilities, such as lighting and air conditioning, each had different management systems, and each management system had a different data format, making it extremely difficult to manage the data. We wanted a platform that could aggregate and visualize all the necessary management information in one place and provide useful data to tenants instantly” explains Ni Ancheng, Project Manager.

The challenge of securing compatibility between different types of data that varied with each system as well as building an integrated visualization system called for high technical skill in data management and advanced system designing abilities. The company chose Fujitsu as a cooperative partner in building this new system, valuing Fujitsu’s achievements with visualization systems in factories for the INESA Group. “Fujitsu is a world-leading IT vendor, and has advanced experience and technical skills regarding the creation of

smart cities as well as other areas in the field of digital innovation. We counted on Fujitsu to provide major technical innovation in our smart industrial parks as well” explains Xu Wei, Former Vice General Manager.

Setting a new standard for smart buildings in Shanghai through utilizing big data and AI

The company used Fujitsu’s Intelligent Dashboard as a platform to aggregate and visualize operational data from facilities within the buildings. Information necessary for management work is visualized and shown in real time on a large display. With straightforward intuitive visuals, even regular employees are able to intuitively grasp important management information, not just dedicated management staff. Additionally, dedicated management staff can now detect symptoms of problems related to facility management at an early stage and investigate the causes to these problems. By allowing improvements to be implemented immediately, the company was able to alleviate the investment in human capital for management work, ultimately leading to a large reduction in operational expenses.

“Cooperation with Fujitsu has made it possible to intuitively grasp the information that tenants need, such as for managing industrial park facilities and equipment, managing energy consumption, and managing personnel. We could not have achieved this with conventional systems” comments Xu Wei.

There have been enormous benefits from the ability to intuitively grasp what is happening through Intelligent Dashboard. At the moment, the basic functionality is being utilized for managing the spaces on the first and second floors of the industrial park, though there are plans to expand the scope of management to the whole of the building in the future, striving to create new added value from aggregated data.

“Cooperation with Fujitsu has allowed us to achieve building management and the visualization of industrial park management by utilizing revolutionary digital technology. In the future, we would like to achieve the visualization of data from all of the industrial parks under our management. We also would like to work on value creation through analysis on big data using new technology such as AI (artificial intelligence), aiming to realize a highly competitive smart industrial park” Xu Wei explains.

FUJITSU

Contact a representative at: AskFujitsu@uk.fujitsu.com