

# Ensure the safety and comfort of building occupants, while lowering energy and operational costs

Building owners and managers face critical issues when managing properties – ensuring that people are safe and comfortable while focusing on maximising building performance. Both tenants and occupants spend a large portion of their days in the office, so it is crucial that their working environment is pleasant, boosting productivity, health and well-being.

Proactive asset management and maintenance of HVAC, Fire and Electrical assets is vital to ensuring the lowest total cost of

ownership. Grosvenor's asset management system collects asset data and provides the tools to manage total asset lifecycle, reducing risk and mitigating the chances of costly unforeseen reactive breakdowns, which can lead to occupant discomfort or pose a safety risk to people and property.

At Grosvenor, we have over 25 years' experience providing end-to-end solutions across Australia to many commercial properties using local resources in each region.

## Integrated Solutions That Provide Outcomes

Grosvenor has a developed and integrated service delivery model that achieves tangible outcomes for commercial buildings. We offer an integrated solution on technical systems and equipment to include - HVAC, Fire and Electrical assets.

In addition to our core technical services, we offer a range of advisory services in asset validation and condition auditing, sustainability and analytics across both new and existing commercial buildings.



## Optimise Your Operations

Commercial buildings operate on the provision of tenant occupancy – the more occupants, the higher the bank evaluation. Keeping operational costs down is an important factor, without compromising on safety and quality. Ensuring reduction in wastage such as energy and water, not only leads to lower energy costs but lower operational and building running expenses.

### Improve performance of operational assets

Grosvenor can provide Building Management Systems (BMS) to improve visibility over the performance of a properties assets, delivering comfort and energy efficiency which includes:

- Energy usage analysis;
- Lighting Control – Automated Lighting, Sensors, Movement Detection;
- HVAC Wiring and controls.

### Help create a sustainable world

Commercial buildings are responsible for approximately 10% of Australia's greenhouse gas emissions (Department of Industry, Energy and Resources). Through a NABERS assessment, our in-house team of Sustainability Engineers can help commercial building owners and managers to measure a buildings environmental performance. Optimal building operations lead to reduced operating costs, emissions, waste to landfill and water wastage.

### Energy savings

The Grosvenor electrical team are able to replace and clean lamps, refurbish and upgrade lighting systems to LED lighting. Lighting can make a space desirable by enhancing the visual environment and ensuring adequate lighting in areas where it is needed the most. We can provide LED lighting which improves the overall energy efficiency for commercial office buildings.

## [ Safety is Priority

Grosvenor can offer a range of essential services for commercial buildings which comply with Australian Standards through our HVAC, Fire and Electrical qualified teams, to keep people safe, and protect assets and property.

### [ Protect people and property

By assessing your building in terms of occupancy, operation and fire risk, we design, install and commission reliable, cost-effective end-to-end automatic sprinkler systems to protect building occupants and property.

### [ Be compliant

Grosvenor conduct fire safety risk assessments and design suitable equipment for commercial properties. In addition, we install, test and service fire extinguishers, fire detection and alarm systems to meet relevant legislation, workplace health and safety requirements and Australian Standards.

### [ Be ready for an emergency

When it comes to emergencies and the need for occupants to evacuate a building safely, we provide a comprehensive site risk assessment and recommend the correct placement for exit and emergency lighting.

### [ Light the way

Grosvenor provide lighting assessments to ensure correct lighting in back-of-house areas where there is minimal traffic and ensure car parks and other areas are well lit, ensuring the safety of employees and visitors to your building.

### [ Don't get shocked

Our technicians can confirm the electrical safety of portable electrical appliances such as laptops, mobile chargers, kitchen appliances etc., using a sophisticated PAT and thermal printer to test and tag your electrical appliances and print tags on site.

### [ Optimal air quality

Build-up of mould, bacteria and grime on HVAC assets and components has a major impact on indoor environment quality. We provide cleaning and remediation of coils, surfaces, ductwork, plantrooms, filters and cool rooms to comply with Australian Standards.

### [ Adequate ventilation quality

It's important that enclosed or underground car parks have adequate ventilation to prevent toxic gas build up. Our in-house engineering team can design car park ventilation systems to comply with industry standards.

### [ Air Monitoring

We can incorporate systems for monitoring airborne particulate, CO<sub>2</sub>, Volatile Organic Compounds (VOCs), temperature, humidity, light and noise.

## [ An inspiring place to work

For any occupants of a commercial building, whether its employees or visitors, feeling energised and comfortable is important for productivity and general well-being. Optimum working conditions can positively impact the feelings, behaviour and performance of employees and building occupants.



### A comfortable place to work

Regular maintenance of HVAC systems to trouble-shoot potential issues helps to prevent breakdowns, which is even more critical during those hot summer months. Proactive regular maintenance ensures consistent and comfortable temperatures for building occupants and visitors.

### Enhanced performance

Create an efficient and effective office space with LED lighting. Our Electrical team can recommend and design lighting systems to keep the office bright and visually comfortable. The lighting of any property can hugely influence personal well-being and health of employees.