

SIEMENS



Synco living – simple and reliable energy cost allocation

Energy cost allocation and energy-efficient home automation in one system



So many and easy ways to save energy

You can rely on the unique and efficient combination of home automation and consumption data acquisition in one system: Synco™ living reduces the administrative overhead, energy costs and increases the value of your property. At the same time, your tenants benefit from comfortable building automation.

With Synco living, you can always conveniently keep an eye on consumption data. Concurrently, energy savings of up to 30 percent are possible – without sacrificing comfort – thanks to highly precise, on-demand individual room control with intelligent automation and energy saving functions.

Home automation that conveniently acquires consumption data

A versatile range of every application

Synco living is a comprehensive home automation system offering a broad spectrum of components. It allows, for example, on-demand control of heating, ventilation and air conditioning plants, lighting and shading. The customized, energy-efficient individual room control makes the property more attractive. And a new feature has been added: the easy display of consumption data for heating energy, cooling energy, hot and cold water, gas and electricity. Synco living's range of functions includes consumption data collection, consumption data display and automatic forwarding of the readings to the appropriate service providers. Thanks to energy cost allocation every tenant is charged depending the caused consumption.

As the consumption data is sent periodically by e-mail and can also be viewed on the Internet at any time, access to the apartment is no longer necessary. This substantially reduces organizational effort and administrative costs. Coordination of site visits and costs for arranging readout data on site are eliminated.

Flexible system with long-term investment protection

Whether in a new building or during a modernization project, Synco living can be installed anywhere – even gradually, if desired. The home automation system can be integrated into apartment buildings apartment by apartment. If a building is renovated or if room usage changes, Synco living can be flexibly adapted to the changes or expanded.

Comprehensive expertise and long-term experience

Siemens offers well-proven application expertise from Siemens: all components and functions are based on years of experience in building technology and are tested in Siemens' own HVAC laboratory.

Support in every phase

Synco living provides home automation and consumption data acquisition in one system. This means that you receive all products from a single source. As a result, all components are optimally matched.

Highlights

- High energy and cost savings ensured by intelligent controls
- Lower administrative costs thanks to easy readout of consumption data
- Increased property value plus decreasing operating and management costs
- High flexibility, whether for new buildings, expansions or renovations – gradual conversion possible
- Long-term experience in building automation from Siemens





Central apartment units QAX903 and QAX913



Meters for acquiring consumption data

Higher transparency and reduced administrative costs

Straightforward, fast readout of consumption data

The integration of consumption data acquisition facilitates the data readout for heating, water, electricity and gas consumption. Current consumption per meter can be displayed on the central apartment unit at the press of a button and tenants can obtain a quick summary of their consumption.

Tenant-specific readout via Internet

The consumption data is sent periodically by e-mail and can be read out anytime via your local Web server, e.g. when the tenant changes. The readout is more frequent and fast, and tenants don't have to wait at home for the meter reader. Cost allocation can be charged tenant-specific and safe: Any attempt of system manipulation will be recorded and is therefore excluded.

Higher property value, lower administrative costs

Installing the Synco living home automation system increases the value of the property. On the one hand, operating costs are reduced due to the energy-saving individual room control. On the other hand, apartments can be rented or sold more easily, thanks to the comfortable control options, lower utility costs and transparency of consumption.

Easy installation reduces costs

The investment for these benefits is minimal. Synco living simplifies the installation with a standardized wiring and user-friendly wireless connection of peripheral devices. In addition, you receive two functions in one system – home automation and consumption data acquisition. And the KNX open communication standard allows you to expand your system anytime, keeping your investment protected over the long term.

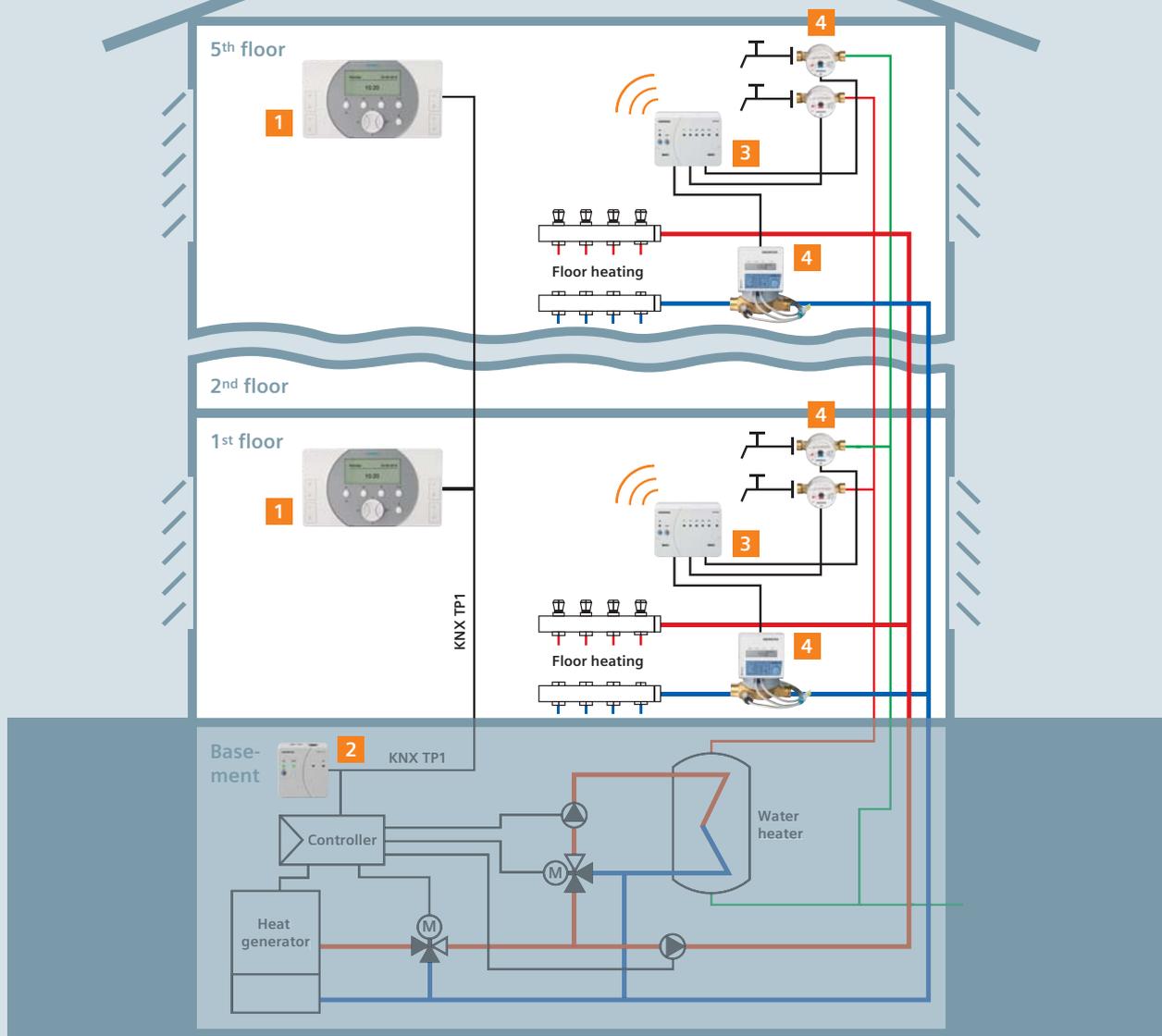
Highlights

- Fewer complaints and increased transparency, as a central apartment unit displays all consumption data
- Lower administrative costs due to fast consumption data readout via the Web server, e.g. in case of tenant turnover
- Reduced installation efforts thanks to easy integration of the devices

The worldwide standard for home and building management



Consumption data acquisition with Synco living



Central apartment units QAX903/QAX913

1



Both central apartment units display the energy consumption data in detail and control all heating, ventilation and air conditioning functions in up to 12 rooms. The QAX913 offers additional functions, including lighting and shading control, security and monitoring functions.

Consumption data interface WRI982

3



The consumption data interface transfers the measured values of the connected meters to the Synco living central apartment unit.

Web server OZW772

2



The Web server allows the access to the home automation system and thus enables remote control and sends the consumption data by e-mail.

Meters

4



A large variety of meters can be connected to acquire and read out consumption data for heating energy, cooling energy, hot and cold water, electricity and gas.

BACS efficiency classes – EN 15232

High energy performance
BACS and TBM

A

Advanced
BACS and TBM

B

Standard
BACS

C

Non-energy-efficient
BACS

D

BACS Building Automation and Control System
TBM Technical Building Management System



Energy-efficient room automation without loss of comfort

One system that meets all needs

Besides acquiring consumption data, central apartment units also take complete control of heating, ventilation and air conditioning systems (HVAC). The central apartment unit QAX913 also increases building safety and security, for example, through presence simulation, door and window monitoring and integration of water detectors. In addition, it also enables residents to comfortably control lighting and shading.

Uniform comfort at reduced ancillary costs

Thanks to individual room control and energy saving functions, Synco living reduces energy consumption up to 30 percent – without sacrificing ease and comfort. The new smart phone app “HomeControl” with the new energy indicator monitors end-user settings and displays exceeded threshold values. A colored leaf symbol displays the energy status at every setting.

Green indicates that the setting is correct from an energy point of view. Orange indicates that potential for optimization exists.

Convenient and intuitive operation of all disciplines

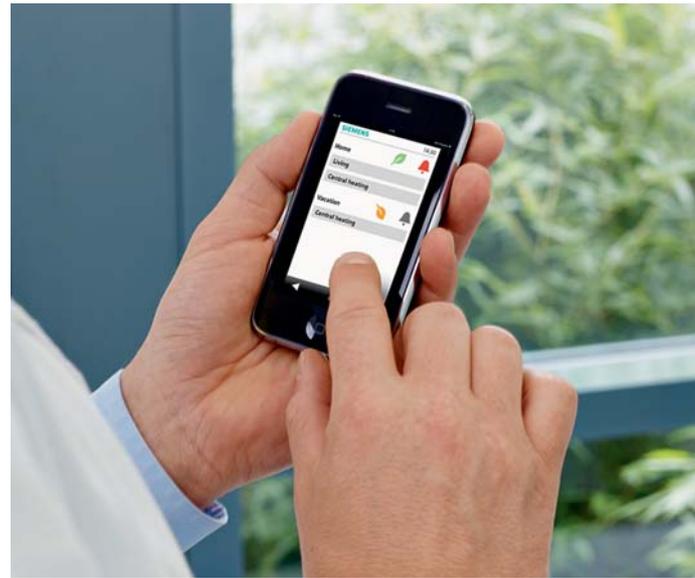
Thanks to user-friendly interfaces tenants can easily set the desired room conditions themselves. Clear buttons and the especially straightforward menu navigation on the central apartment unit enable them to adjust the settings for heating, ventilation, air conditioning and other functions to their requirements without needing a specialist at hand. In addition, thanks to its attractive design, Synco living harmoniously integrates into all types of living environments, up to and including luxury residences. What’s more, tenants can use the HomeControl app to easily access all important functions from their smart phone while on the go or as needed.

Highlights

- One system for the entire apartment – with HVAC as well as security functions and lighting and shading control
- The energy indicator – innovative monitoring of end-user settings
- Same comfort at reduced utility costs – up to 30 percent less energy consumption
- Straightforward modification of settings without needing a specialist thanks to user-friendly operation
- Remote access via HomeControl app – free for Android and iOS

HomeControl
app





Your benefits

	Functions	Benefits	QAX913	QAX903
Heating	Customized individual room control, time programs, heating boiler control	Comfort, cost savings	✓	✓
Ventilation	Time programs, demand-dependent ventilation control	Comfort, cost savings	✓	✓
Air conditioning	Individual room control, time programs, control of air conditioning plants	Comfort, cost savings	✓	✓
Lighting	Automatic control of lighting, central operation, security lighting, scenes, presence simulation	Comfort, cost savings, security	✓	
Shading	Automatic control of shading, central operation	Comfort, cost savings, security	✓	
Safety and security	Window and door contacts, alarms, water detector	Safety and security	✓	
Consumption data acquisition	Visualization and transmission of consumption data, remote readout	Comfort, control of consumption	✓	✓
Remote access	Remote monitoring of system functions and room climate; malfunction alarm	Cost savings, quick response time, transparency	✓	✓

Benefits for building managers	Benefits for tenants
– Reduced administrative costs due to remote readout and remote access	– Consumption data can be conveniently read at the central apartment unit
– Modular system for easy and flexible installation and incremental upgrade	– Display of current and historical consumption data
– Billing data for easy processing	– Convenient operation of lighting and shading as well as increased security with the central apartment unit QAX913
– Protection against manipulation	– Consumption data doesn't have to be read in the apartment by strangers
– Increased property value due to individual room control	– Reduced ancillary costs through energy-efficient individual room control via energy indicator

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The information in this document contains general descriptions of technical options available, which do not always have to be present in individual cases. The required features should therefore be specified in each individual case at the time of closing the contract.

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Answers for infrastructure.

Our world is undergoing changes that force us to think in new ways: demographic change, urbanization, global warming and resource shortages. Maximum efficiency has top priority – and not only where energy is concerned. In addition, we need to increase comfort for the well-being of users. Also, our need for safety and security is constantly growing. For our customers, success is defined by how well they manage these challenges. Siemens has the answers.

“We are the trusted technology partner for energy-efficient, safe and secure buildings and infrastructure.”