

## LoRaWan® Solutions Improve Property Management



### Improving Property Management and Tenant Comfort with Real-Time Data

While prevalent across Europe, in the USA, 'social housing' is a relatively new concept, though some initiatives are gaining traction. For now, our nearest equivalent is public housing with over one million households living in public housing units, managed by over 3,000 separate Public Housing Authorities (PHA) across the USA. The U.S. Dept of Housing and Urban Development (HUD) administers Federal aid to local housing agencies that manage the housing for low-income residents at rents they can afford. PHA's often manage hundreds of properties and are responsible for ensuring that each of their buildings are safe and well managed.

#### The Challenge | Monitoring Thousands of Properties Remotely And Precisely

As more of the population moves into urban areas (the UN estimates that 68% of the world's population will live in urban areas by 2050), there is an increased demand for public and social housing. Public and Social Housing Agencies who are already overseeing thousands of properties can expect to see that number rise in the coming years. And as buildings age, staying on top of repairs and refurbishments is becoming an expensive task. In fact, poor property conditions can lead to millions of dollars in expenses every year.

Monitoring each building is a time-consuming task. It's also something that traditionally has relied on either in-person inspections or reports made by tenants. By the time damage or issues are recognizable enough to be reported, the cost of remediation may be incredibly high. For example, mold caused by humidity may not be noticeable for many months, and in that time could spread throughout an entire building.

#### The Solution | MultiTech Conduit Allows for Scalable Sensor Data Transmission

Using MultiTech Conduits and wireless sensors, a real-time digital property management solution was developed that allows property managers to receive and analyze data that's critical to building and tenant health. The sensors gather data such as temperature, humidity, Co2, and movement across thousands of modules and send it all directly and in real-time to an application dashboard. From there, social housing landlords are able to quickly see key metrics and receive alerts about all of their monitored properties.

The MultiTech Conduit, an IoT gateway, enables the transfer of data from the sensor to the IoT dashboard, with each Conduit gateway having the ability to manage thousands of MultiTech mDot LoRaWAN modules and other sensors. The data can then be transmitted over any cellular network to the PHA's preferred data management platform.

#### The Results | High Data Visibility and Connectivity Create The Perfect Climate

MultiTech Conduit gateways allow networks to scale while still ensuring exceptional visibility and control over the transfer of data from the sensors to the dashboard. By monitoring conditions in real-time, social housing landlords and property management companies are able to identify and remediate issues before they turn into large-scale problems. A report indicating higher-than-normal levels of humidity, for example, might result in a simple repair to an exhaust fan or heating and cooling system rather than a wide-spread mold remediation job that requires walls and ceilings to be torn down.

#### The Team | Device Provisioning, Activation and Installation Services

For over 17 years, RTO has helped businesses that service the technology needs of property managers and real estate developers deploy secure wireless communications technologies that allow for the effective remote management and monitoring of key facilities — improving building and tenant safety and security. Quality communications keep critical systems running longer, enable faster repairs, and save lives.

#### Industry Profile

- Property Managers
- Real Estate Developers

#### Technology Solutions

- MultiTech Conduit®
- MultiTech LoRa mCard™
- MultiTech LENS®
- MultiTech LoRa Antenna
- Custom LoRa Sensors
- Mobile Mark LMW202

#### Targeted Results

- Real-Time Sensor Data
- Lower Power Wide Area
- Remote Management
- Cost Savings and ROI



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