

**COMMERCIAL OFFICE CAMPUS, KUALA LUMPUR**

# Cooling a tropical campus on measured demand

Chiller plant optimisation, sub-metering and occupancy sensing cut energy per square metre while holding comfort inside the design band.

**-18%**kWh per m<sup>2</sup>**-22%**

Chiller plant kW/RT

**94%**

Hours within comfort band

**11 mo**

Payback period

**WHAT WE DEPLOYED**

- Chiller plant analytics with sequencing and condenser-approach monitoring
- Floor-level sub-metering for lighting, small power and HVAC
- CO<sub>2</sub> and occupancy sensing driving ventilation and zone setpoints
- Comfort-versus-energy dashboard reviewed monthly with the FM team

**WHAT CHANGED**

- Setpoint changes justified by measurement rather than by complaint volume
- Tenant energy attributed per floor for recharging and ESG reporting
- Maintenance scheduled on plant efficiency drift, not calendar intervals

**STARTING POINT**

Chillers ran to a fixed schedule set years earlier. Tenant complaints drove manual setpoint changes, and energy was billed at building level with no way to attribute consumption.

“Comfort improved and the bill fell — that combination convinced the board.”

Facilities Director

Client names are withheld under commercial confidentiality; figures are drawn from post-deployment reviews agreed with each client.