

ACTA MALAYSIA

AI · IoT · AIoT · IIoT

CASE STUDY ONE-PAGER

3 towers · 96,000 m2 · 8 months

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.

-15%	-18%	92%	14 mo
kWh per m2	Chiller plant kW/RT	Hours within comfort band	Payback period

WHAT WE DEPLOYED

- Chiller plant analytics with sequencing and condenser-approach monitoring
- Floor-level sub-metering for lighting, small power and HVAC
- CO2 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.

Acta Malaysia Sdn. Bhd. · Kuala Lumpur info@actamalaysia.com