

Since March 2021

Success Story

With resivo, everything's under control at the Munich StadtNatur Architektenhaus



"The system doesn't just give access to the private premises, but jointly used doors are already integrated into the indirectly linked system. Facility management is child's play."

Christian Dengler
Managing Director and
Administrator StadtNatur
Munich

dormakaba partner:



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The Munich StadtNatur Architektenhaus is a "lighthouse project" for the city of Munich in a number of ways: ecological, sustainable and communal living. Together, 35 tenants have created a new, sustainable home that is quite remarkable, which is also true of the digital locking system from dormakaba.

The ecological joint building venture – families, couples and singles from 11 countries – wanted to live in a home that doesn't consume fossil fuels and where they don't feel isolated.

Thanks to the architect Gernot Vallentin, the founder of Energiewende Erding e. V. and a great exponent of using wood – a renewable raw material – for building, a passive house plus that has a unique living environment emerged. It is a hybrid of concrete and wood.

The Vallentin architectural workshop has moved into an office in the house. The name StadtNatur is a program. The 95-metre long, architecturally impressive building occupies 1,600 m² and stretches along a short cul-de-sac. It is located beside the small city park of Alt-Riem on the rural city limits of Munich.



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All 35 apartments are south-facing and have an uninterrupted view of the countryside. Floor-to-ceiling windows behind large larch-wood terraces let plenty of light into the living areas, which are warm and inviting and feature oak parquet flooring. Larch wood, a renewable raw material, dominates on the external facades, pergolas and outbuildings in the 2,000 m² communal garden. Evergreen bamboo plants in corten steel troughs are used to separate the housing units. A photovoltaic system for producing electricity has been installed on the flat roof.

On the ground floor, there are four-room 100 m² apartments, on the 1st floor, three-room 85 m² apartments and on the 2nd floor, 70 m² apartments, also with three rooms. In addition, there are five one-room apartments, three of which are owned by the building association and rented out as required. In the basement, there is a shared laundry room and a workshop.

A conspicuous feature of the building is the 70 m² common room with a brilliantly white communal kitchen. The communal garden features a mobility station for cargo bikes and e-bikes as well as a bicycle shelter, play equipment and a water fountain for children, planting beds and fruit trees, and finally, a small plunge pool with a sweat lodge at its western end. Other special features include the myRENZbox drop box and dormakaba intelligent key-free locking system for all areas.

The building community was looking for a smart, flexible locking system that is easy for residents to use, preferably with a smartphone, and that offers additional benefits. StadtNatur Munich Managing Director and Administrator, Christian Dengler, came across the brand new resivo locking system, for which the manufacturer – dormakaba – was looking for a pilot project. As they liked this key-free solution, the developers decided to act as guinea pigs for the system and even as co-developers for additional functions.

Housing managers can use the resivo cloud solution to organise all access permissions easily and flexibly via the app. This turns a smartphone into a secure key, though users can also use a card or a transponder chip. The resivo access management system offers many advantages for property managers: more efficient processes, time and cost savings, easier handling, satisfied tenants. No need for a physical key handover when tenants move in or out. No time-consuming and laborious administration of mechanical keys. There is no longer a security risk when a key is lost.



01 All apartments are equipped with an electronic door lock dormakaba c-lever.

Image credits:
dormakaba



02 The myRENZbox drop box provides a simple, uncomplicated and secure way for residents to receive post.

Image credits:
dormakaba

dormakaba and partners – a successful collaboration

The tenants themselves can manage and assign access permissions in the form of digital keys to family, friends, tradesmen, cleaning staff, etc. If an access medium like a smartphone, access card or key ring is ever lost, the tenant can quickly and easily revoke the access permission for the digital or physical key in the dormakaba resivo home app and then delete the key.

During the construction phase, the doors to the apartments, communal apartments and various common rooms, access to the cellar, workshops, laundry room, bicycle rooms, technical rooms and to the sauna were equipped with electronic door locks c-lever pro. The design of the doors, the planning of the system and the installation of digital locking components and the online reader at the four main entrances and the underground car park were carried out by dormakaba partner tobler from Munich.

Even during the construction phase, access to the building or individual parts of the building could be digitally controlled using the resivo Utility app for owners, tradesmen or cleaning staff. The facility managers and tradesmen were the first people to successfully test the system. For the interior work on the apartments, the tradesmen were given key rings in order to be able to open the corresponding doors. This was the first important test for the system and produced very positive feedback.

When the first residents moved in, they were provided with their own application, specially adapted to their needs: the resivo Home app. The integrated explanatory videos describe the individual functions in detail and clearly demonstrate the entire system. With the app, the user can manage the access permissions for their apartment and for the doors in the common area. Only they are authorised to issue digital keys for their own apartment, the building management cannot independently grant access to the apartments. With the resivo system, residents can also send a digital and time-limited key to a person of their choice – such as a friend or neighbour – remotely from their mobile phone. This is useful when they are on holiday or on a business trip, for example, and someone needs to water the plants, feed the cat or let a tradesman into the flat.

Packages also do not have to be picked up from a neighbour, because the building has two myRENZbox drop boxes, which the residents can use to receive and send parcels. The drop box system is integrated into the access system. If the delivery firm has delivered a parcel, the recipient receives a delivery notification via Messenger, SMS, e-mail or push message via the myRENZbox app. The resident can then pick up the package around the clock. They can use the myRENZbox app, a PIN or the dormakaba electronic key chip for authentication.



03 Tradesmen get a digital and time-limited key sent to their mobile phone for example.

Image credits:
dormakaba

Smart access solutions for your utmost satisfaction.

Even though the building has only been inhabited since the autumn of 2020, it already demonstrates that the resivo intelligent system reflects the spirit of our times by successfully implementing current trends such as Smart Home and the Sharing economy into this residential building of the future. "If I plan and build a new building today, it needs to be fit for purpose for the next 10 to 15 years. I've been working very successfully with resivo," points out Daniel Nuding, national sales manager at Renz.

The experience to date indicates that the applications are very intuitive to use. The system was continuously optimised in the initial phase and everyone involved was very impressed after using it intensively. "It lights up green when you can go in and red when you can't. So, it couldn't be easier," said resident Heidi Rauch. Tenant Michael Konitzer adds: "Since I have my smartphone with me all the time and everywhere I go, I always have my key with me too. This is extremely practical."

The system also allows for simpler procedures for administration. "Of course, it is much easier to distribute lots of keys using a transponder system than with a mechanical locking system, and then to also dynamically restrict the permissions afterwards," emphasises Christian Dengler. "The system doesn't just give access to private areas, jointly used doors are already integrated into the indirectly linked system." Facility management is child's play. Our cleaning staff can enter an apartment with their key ring on Saturdays between 8am and 3pm and not at other times. "I was pleasantly surprised by how simple and intuitive even the underlying cloud systems are to operate."

Overall, the dormakaba solution offers many possibilities and is continually being developed and expanded with new applications. Among other things, this includes the possibility of using additional rooms, whether to celebrate a birthday, indulge in a hobby or simply store things. For example, residents can rent one-room apartments for visitors at short notice.



04 Online readers are installed at the four main entrances and the access to the underground car park.

Image credits:
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dormakaba
International Holding AG
Hofwissenstrasse 24
CH-8153 Rümlang
T +41 44 818 90 11
info@dormakaba.com
www.dormakaba.com

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we do for you?**

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or contact us via email: info.ch@dormakaba.com