



**SMARTAIR**<sup>®</sup>  
Your Access. Your Control.

Becorp reimagines build-to-rent housing with smartphone keys and energy efficiency

**MUL-T-LOCK**<sup>®</sup>



## Mobile keys managed by Openow™ are more convenient for residents and site managers

*"Physical key management for any large development puts severe pressure on operational costs. Choosing SMARTair® wireless locks and mobile management via Openow helps us to minimize them."*

*Xavier Casals, Project Engineering Director at Becorp*

### Project

**Company:** Becorp ([www.be-corp.com](http://www.be-corp.com))

**Location:** Barcelona, Spain

**Segment:** Build-to-rent

**Devices installed:** SMARTair Wireless Online system with Openow™ management, incorporating approx. 3000 SMARTair Escutcheons, 200 Knob Cylinders, 125 Wall Readers & 387 Communications HUBs

**Credential technology:** MIFARE® & Bluetooth Low Energy

**Year of installation:** 2021-22

### Challenge

Becorp is a disruptive force in Spain's domestic rental market. At a growing portfolio of multi-home complexes in and around Barcelona, they offer contemporary apartments with inclusive onsite resident services such as concierge, swimming pool, gym and co-working spaces. Having used mechanical lock-and-key security in past projects, Becorp were aware of its drawbacks in both cost and management time. They sought a modern electronic access solution for a landmark new build-to-rent development.

### Key Requirements

- A keyless, electronic solution to save time managing hundreds of physical keys
- A wireless solution to combine greater control and security with cost efficiency
- Availability of expertise and advice throughout the building specification process
- Adaptable devices which can secure multiple door types, including EI fire doors
- Security which projected a dynamic, tech-forward image for Becorp housing

### Solution

With over 1,000 individual homes at their new build-to-rent development, Becorp knew mechanical security would create a huge workload. Each apartment requires 5 keys per cylinder – making many thousands to manage in total. Rental turnover is high, which requires regular cylinder and key changes. Mobile key technology was a more efficient and attractive solution.

Residents use secure mobile keys in a smartphone app instead of a physical credential. Openow™ app-based credential management keeps managers in control: Virtual keys can be created and sent from anywhere, with no metal keys to handle. With SMARTair Wireless Online system management, security staff can see the live status of any door, open doors remotely or lock-down in case of an emergency. The app also enables easy locking by deadbolt projection: After presenting their phone, a resident simply moves the handle upwards to lock a door securely. Energy efficiency is another key ethos of Becorp's new development. Because SMARTair locks are wireless and battery powered, they consume less energy than wired locking – supporting efforts to promote more sustainable domestic living. Environmental Product Declarations (EPDs) are available for many SMARTair devices: These detailed life-cycle audits help customers like Becorp to make informed choices about their environmental footprint during construction and specification. At Becorp's new Barcelona development, cost efficiency and energy efficiency work hand in hand.

Learn more:

[www.mul-t-lock.com/smartair](http://www.mul-t-lock.com/smartair)