



SIEMENS

Ingenuity for life



Reliably at
your side.

For the entire life of your property.

Siemens Gebäudemanagement & -Services G.m.b.H.



So that you have the peace of mind to focus on your work!

The people who use a building should feel comfortable and enjoy working in it. Owners want to know that the value of their property is secure and that all measures are performed efficiently, economically, and sustainably. At Siemens Gebäudemanagement & -Services G.m.b.H. (SGS), we have been planning, building, and operating complex properties according to these principles since 1998 – with tremendous success. Today, we have nearly 500 employees all over Austria and provide services for properties encompassing an area of roughly 2 million square meters. Our customers include numerous institutions in the healthcare, culture, and education sectors as well as respected companies in the commercial sector.

So that you only need a single contact!

Construction accounts for just 20% of the total costs of a building, while operational costs make up 80%. This makes it all the more important to take a forward-looking, holistic approach from the start.

At SGS, we do exactly that. We offer expertise that covers the entire lifecycle of your property – from the development, financing, planning, and realization to the operation. All from a single, reliable source. And all with the goal of maximizing the utility of your property.

References





Creating perfect places with building technologies

So that your expectations are realized at the highest level!

Every building presents different challenges. And every customer has their own ideas about where they need support. At SGS, we cater to your individual expectations and create a package of services that meets your exact needs. We provide the defined services with state-of-the-art methods at the highest level of quality, thus ensuring the comfort, value, and profitability of the property. Giving you peace of mind so that you can focus on your own work. For the entire life of your property.

So that you can count on comprehensive support!

SGS offers an unparalleled, comprehensive range of services. And we are happy to help you choose the services that are needed for your property.

Planning:

- Professional planning of HVACs and electrical systems
- Conversion planning for all components of the building (construction + technical building equipment)
- Facility planning
- Site supervision (structural engineering and technical building systems)
- Technical asset valuation

Construction:

- Construction of electrical systems
- Construction of HVACs systems
- Construction consulting: project governance, project management, accompanying controlling, site supervision
- Construction of the building fabric and finishings with selected building partners

Operation:

- Operational management
- Maintenance (inspection, upkeep, repairs)
- Fault correction including on-call service (24 hours/365 days)
- CAFM (maintenance management, documentation, reporting)
- Conversion management
- Warranty processing
- Appointment of operational officers (fire protection, waste management, elevator)
- Quality assurance and reporting
- Infrastructure management and commercial building management

Energy consulting:

- Monitoring, analysis, and optimization of energy consumption
- Introduction of energy management systems
- Energy audit in accordance with the Austrian Energy Efficiency Act (Energieeffizienzgesetz)

Legal consulting:

- Legal document management
- Inspection pursuant to § 82b Austrian Trade, Commerce, and Industry Regulation Act (Gewerbeordnung)
- Fire protection evaluation

Sustainability:

- Sustainability consulting and building certification according to ÖGNI criteria (Austrian Sustainable Building Council)



So that your quality standards are fully met!

We believe that the demand for constant improvement is a key aspect of quality. All of the concepts, processes, and applications we rely on have been put to the test in the field – but we never stop looking for ways to hone and perfect them. Our employees not only complete internal training on a regular basis, but also stay up to date on the latest developments thanks to their membership in expert committees, allowing them to put new innovations into practice.

- Quality management since 2001
- Safety and health management since 2013
- Environmental management since 2013
- Energy management since 2013
- Sustainability certification system since 2013



SYSTEM CERTIFIED

ISO 9001:2008	No.00193/7
ISO 14001:2004	No.00094/7
BS OHSAS 18001:2007	No.00465/7
ISO 50001:2011	No.00086/0

Contact

If you are interested in our products and services, please contact us – we will be happy to answer any questions you may have!

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