

Teknostallen by KLP Eiendom

● Glasshallen | 1st floor | 12:15–12:25 | 

Part of Real Estate Innovator Finalists: Teknostallen, Spinn & Construction City



Lasse Volden
Prosjektsjef, KLP

Teknostallen runs on one open platform with no proprietary systems

Lasse Volden presented Teknostallen, a 48 400 m² building that KLP Eiendom described as a pilot for how a building should talk to the people who run it. The whole building runs on one PLC-based automation platform delivered by Enoco, with open protocols, no vendor cloud and no proprietary systems, so KLP owns every data point and any supplier can be replaced. Everything that can be wired to the PLC is connected: HVAC, energy and lighting, but also every smoke detector, every door and reader, the elevators, people counting, the fountains, grow lights and an earthquake detector in the foundations. In a pilot, AI triages tenant cases using live sensor data, the tenant's lease and Norwegian law, and a human approves the reply. The slides warned that open systems demand that the owner knows what it is ordering.

KEY TAKEAWAYS

- No proprietary systems: open protocols, the owner keeps the data, and any supplier can be swapped.
- Everything that can be wired to the PLC is connected, down to every smoke detector.
- AI drafts answers to tenant cases from sensor data, the lease and Norwegian law; a human approves.
- The next step is fully autonomous triage, but only once it is actually good.
- You cannot order what you do not understand: ordering wrong components is expensive.