

KLP Eiendom: ProptechOS og bygget uten SD-anlegg

● **Praktisk Proptech** | Spunten · 1st and 2nd floor | 15:30–15:40 | 

Part of Praktisk Proptech VII: Veien videre (når kundene bygger selv)



Egil Brækken
CIO, KLP

KLP Eiendom's AI roadmap: from finding building faults to fixing them

Egil Brækken of KLP described how KLP Eiendom, which manages 2.4 million square metres, uses AI on its own data. Its digitalisation principles from 2018 require absolute ownership of data and business logic, no dependence on single vendors, and cloud only. ProptechOS is the data platform that gathers data from the building management system, access control, lifts and IoT sensors, with language models such as GPT, Claude and Gemini on top. Agents check rooms against the Tek17 limit of 50 hours outside 19–26 °C and flag broken sensors; they exposed a CO2 average distorted by readings of 65 535 ppm and caught ventilation data that stopped on 15 June. He set out three steps, from AI finding faults to AI opening cases in Dalux and fixing faults itself, and asked whether Oslo Horisont could run without a building management system.

KEY TAKEAWAYS

- KLP Eiendom's principles demand absolute ownership of data and business logic and no single-vendor dependence.
- ProptechOS collects data from building systems such as BMS, access control, lifts and IoT into one platform.
- AI agents found sensor faults, including CO2 readings of 65 535 ppm that distorted averages.
- The roadmap runs from AI finding faults, to AI opening cases in Dalux, to AI fixing faults itself.
- Brækken asked whether Oslo Horisont could be operated without a building management system.

50 hours

Tek17 maximum hours a year with room temperature outside 19–26 °C, checked by an AI agent