



COMMERCIAL PROPERTY

HOW MIRVAC SAVES 15,408 HOURS EVERY YEAR WITH AN INTEGRATED KEY MANAGEMENT SYSTEM



Mirvac is a leading Australian property group, with operations across property investment, development, and retail services.

The facilities team faced significant challenges to manage keys across multiple sites. With no access control for keys, they had no way to monitor who had which keys and at what time. Staff spent hours traveling to collect and return keys from a central location. This inefficient key management system was not an ideal situation for the property giant that needs to secure a huge volume of keys across an expansive portfolio. Security personnel were escorting people from site to site to keep keys from going astray.

And admin staff were constantly on the phone chasing up missing keys. That's not to mention the double-handling when it came to providing building access, maintenance and cleaning services. And with no records on key transactions, the threat of a security risk was simply too high. Additionally, they needed a solution that would integrate with the Rapid visitor management system to provide a single source of control for visitors' and contractors' compliance, including their access to keys.

It was clear they needed a key management system with seamless Rapid integration. So, they turned to Torus and a total of 20 Torus cabinets are installed across 18 sites till date. Torus + Rapid delivered an integrated key management system that makes it easy for contractors and visitors to access the keys they need. This integrated solution provides secure and automated access to keys as part of check-in and check-out process. With one Torus software account they can now monitor and control access to keys in real-time. Torus software sends automated reminders for overdue key returns and security alerts for unauthorized access, ensuring accountability and prompt return of the keys. Only authorized staff can now access keys. With keys in control, Mirvac is saving enormous time every year.

THE CHALLENGE	THE SOLUTION	THE SAVINGS
HUNDREDS OF KEYS	\$14K PER SITE (PLUS \$1.2K PER YEAR)	15,408 HOURS PER YEAR ACROSS 18 SITES
<ul style="list-style-type: none"> × Lack of accountability × Significant security risk due to too many lost keys × Time wasted travelling to sites and manually tracking keys × Inability to track missing keys 	<ul style="list-style-type: none"> + 20 Torus cabinets across 18 sites + Improved security through real-time visibility and accountability + Eliminated costs of changing keys & locks + Manage key access for staff and contractors remotely 	<ul style="list-style-type: none"> ✓ 856 hours per year per site ✓ ROI = 3 months ✓ \$86K per site in reduced labor costs ✓ \$6K a year per site through avoiding key and lock replacements



It's paramount that the organizations we work with add real value to our business. Torus delivered an innovative key solution that took our security and efficiency to new heights.

Regional Facilities Manager | Mirvac

