How to implement keyless access control in 10 simple steps.

What you need to know to realize maximum value for your vacation rental property.

We make access in
life smart and secure.

dormakaba

Executive Summary

Congratulations on your decision to upgrade to keyless access.

A growing majority of guests and owners see smart access as an important amenity. There are multiple benefits of centralized access management that enhance property value and boost your bottom line:

- **Increased security and safety; reduced liability concerns.** Lost keys that cause lock replacements are a thing of the past. So are manual lock box recoding, key distribution at check in/check out, and security breaches due to rogue keys. An online access system delivers entry/exit notifications in real time.

- **Operational and cost efficiencies for owners and managers.** You control all functions from a single online dashboard. Guests, staff, maintenance, housekeeping, and vendors all receive individual time-sensitive access codes on their smartphones. The codes are activated and deactivated at precise times and dates to allow access. You'll have real-time, 24/7 control of property access from your smart provider phone, tablet, laptop,or desktop.

- **Utility cost savings.** Add an Internet-connected device, such as an Oracode Smart Controller to your system and you can control thermostats, lighting, and more via integration with an enterprise property control like BeHome247 or another respected provider.

- **Deliver the 21st century stay your guests expect.** Most VR guests value secure keyless access and home automation are willing to pay a premium rate for it.

Now that you recognize the benefits of keyless access control, it is time to put your system in place. This white paper outlines the implementation process with a simple 10-step guide to smooth operations, cost savings, and increased guest appeal.

Simple Steps to Keyless Access Control.

Questions to ask as you select and implement a keyless access solution.

1 ## Choose the right technology.

What price and features best fit your business goals? Choices for online access range from standalone lock installation to a fully networked enterprise property system that controls temperature, lighting, spa, and pool settings.

Are you upgrading all properties with the same capabilities or will you vary features according to location or guest demand?

No matter which level of technology you choose, ask your provider: is the system scalable and flexible enough to meet my future needs? Will the system easily accommodate new properties or upgrade features to meet guest expectations?

With dormakaba's Oracode online access system, you can add new properties, features, and scheduling tasks with a few simple adjustments to your online dashboard. The system is scalable to accommodate a nearly unlimited number of properties to optimize operations for management companies or owners.

2 ## Decide how to fund installation costs.

Once you calculate your costs, decide how you will pay for installation and ongoing fees for annual maintenance and future system upgrades if desired. Options include a one-time investment by the owner or a pass-through of costs to guests with higher rates.

What ROI can online keyless access deliver to your VR operation?

Return on investment (ROI) is an important part of cost calculations when you implement smart access. Vendor claims about smoother operations and cost savings are one thing, but how will smart locks actually impact your bottom line? There's an online tool to help VR managers and owners answer this question. dormakaba developed its ROI calculator based on the company's experience as a leading keyless access control provider. Here's how it works:

• VR owners and managers input information about their operation.
• The calculator determines savings in labor costs and operating expenses incurred due to lost keys and rekeying.
• The calculator totals an operation's potential monthly and yearly savings.

CALCULATE NOW.

3 ## Consider the durability of the lock.

Recognize that door locks for VR properties must operate smoothly under conditions much different than those in a normal residential environment. Locks must:

- Function in the high-use setting of the commercial VR industry. Locks must withstand rougher use and higher traffic from guests, staff, maintenance workers, and vendors.
- Continue to operate regardless of weather conditions—salt air, blowing sand, high winds, storms, extreme cold.
- Meet building codes, homeowners' association regulations, and condo requirements.

Ask prospective vendors direct questions about measurable lock durability. Have them specify their average battery life, and replacement frequency. Have them give examples of their lock's reliability in harsh environments and operating conditions. If your properties are subject to exacting building codes, verify that their locks comply. Quality locks mean lower maintenance and replacement costs. Reliability will free your staff to focus on other tasks.

Oracode locks are tamper-resistant with an average life of 7-10 years or more. Oracode also offers anti-corrosion finishes for the most challenging environments.

4 ## Factor in the reliability of internet access and cell service in your area.

If you choose an online keyless access system that relies on internet access or consistent cellular coverage, how will you manage if these services go down? Will your locks and dashboard still track access if you lose power? Oracode online access and smart home functionality can operate without internet access or electric power.

5 ## Determine the scale of your access project installation.

Evaluate your lock project to confirm if doors will require a simple lock retrofit, or if the condition of older doors will require replacement. Itemize the condition of the door(s) you expect to retrofit. Are your current locks keycard type or deadbolts? Make sure your vendor offers a variety of products that are flexible enough to meet your lock needs and will adapt easily to the types of doors in place.
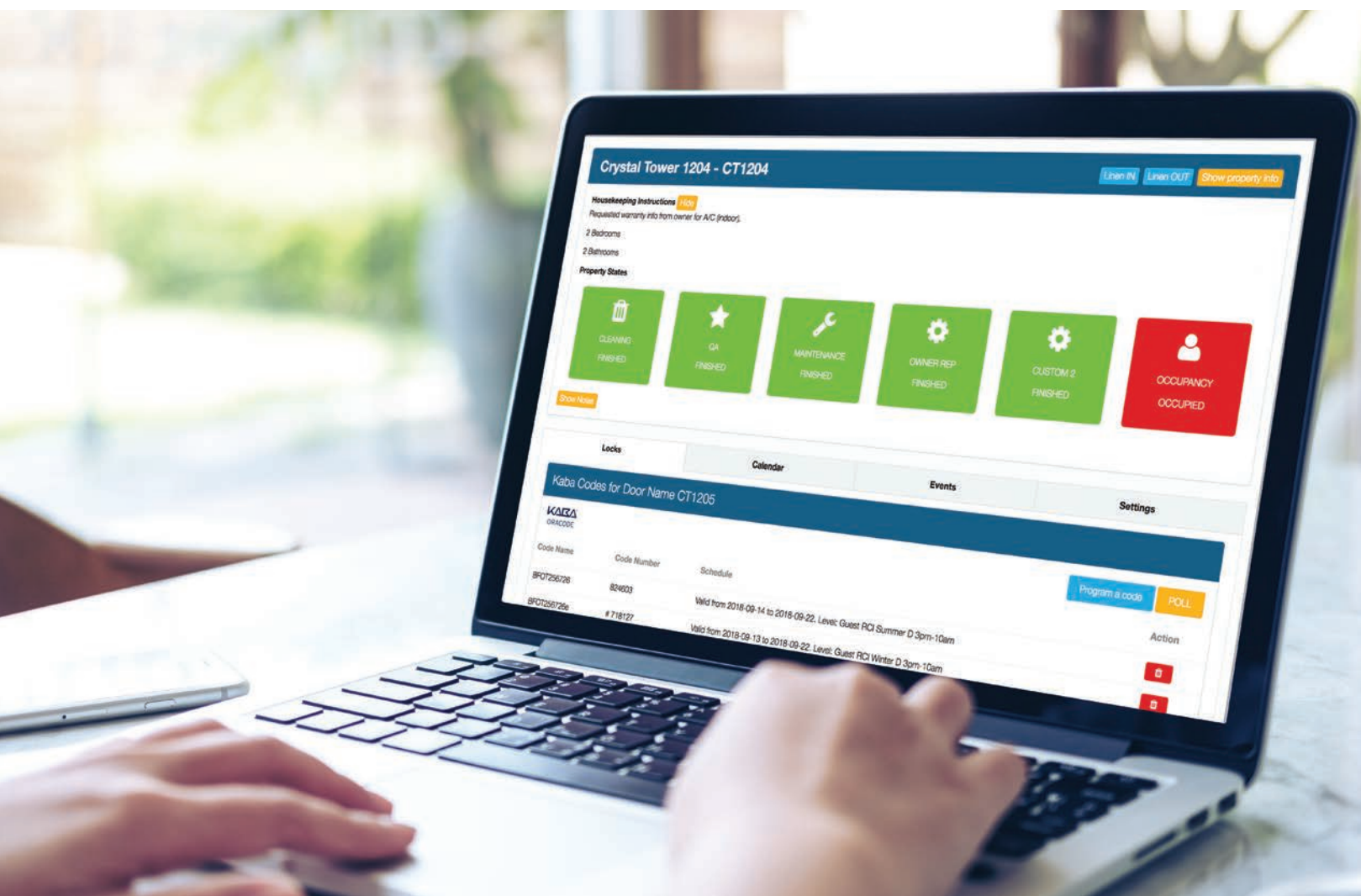
6 Ensure your online keyless access system integrates smoothly with your property management software (PMS).

Property management system integration is essential for the greatest operational efficiency, particularly if more than one or two units are managed. Integration enables managers and owners to efficiently, and remotely, issue key codes, track lock usage for greater security and reduced liability, and monitor, activate and deactivate smart home features. Oracode currently interfaces with more than 35 Property Management Systems and the list is growing.

7 Confirm that your system easily communicates with leading property home automation providers, such as BeHome247, for greater unit visibility and guest convenience.

BeHome247 is a leading smart home automation system that interfaces with access control technology to help monitor locks. It also may control lighting, thermostats, spa and pool settings as well as multimedia systems, water sensors, small appliances, motion sensors, and other smart home functions. Oracode interfaces with BeHome247 and also monitors battery life to alert management well before a replacement is needed.

8 **Decide if you would like to self-install or rely on your access vendor to implement your system.**

If you are not a do-it-yourself operation, make sure your vendor offers a convenient installation service option at an affordable price. dormakaba has a national support team to assist with Oracode installation.

9 **Check on your vendor's options for training your team.**

Successful implementation and guest use hinges on whether your team understands how to operate your new access system. dormakaba offers initial training to teach customers how to use its systems, then follows up with in-person or online training at no extra charge.

Jack Scelsi
General Manager
Sandpiper Cove.

"When we decided to upgrade 150 of our units to online keyless locks we looked at factors that were important to our operation. Battery life and reliability were at the top of our list. We verified which products had a reputation for long battery life. Since Sandpiper Cove is on the Gulf Coast with occasional power outages and Wi-Fi loss due to storms, we wanted locks that would keep their access codes and continue to work in these conditions. When you are evaluating keyless locks, be sure to check local building codes. Florida has rigorous building codes due to its storms and our locks had to meet these requirements on day one.

If you use a property management system and unit smart-home controller, be sure your locks communicate with them. We used BeHome247 at our property and our locks work well with them.

10 **Check on your vendor's options for post-sales system support.**

System installation is just the first step in your keyless access upgrade. Does your provider have a record of post-installation service. Do they offer a long-term relationship to maintain your online access system as your needs continues to evolve? Oracode includes 24/7 tech support in its monthly maintenance fee. That includes assistance with building your database, system changes and adjustments, and ongoing training. Topics include how to adjust your online access system to accommodate more properties, add features, and integrate locks with smart home automation.

Check if your vendor's locks need extensive door modifications for installation. We did not have to replace any doors, but some locks do require this, so be sure to verify. We used a local locksmith company and our installation was a smooth process. Lastly, check if the networked locks are easy to manage and administer by a non-technical staff. We have a front desk team that handles our guests professionally. Despite the fact that they are not technical, they do a great job of managing our lock code assignments. We installed the Oracode lock system and it has performed well for us."

Conclusion

The principle of keyless access is to streamline your operations, save money, and attract more guests. Installation should be as simple and seamless as possible. When you follow these 10 steps and chose an experienced, customer-focused vendor, your benefits begin as soon as the implementation process starts.

When you're ready to set up an installation plan for access control and home automation, click here.

About dormakaba

dormakaba makes access in life smart and secure. As one of the top three companies of access control and security solutions worldwide, dormakaba is the trusted partner for products, solutions and services for access to buildings and rooms from a single source. With strong brands such as Dorma, Kaba and Best in its portfolio, the company and its cooperation partners are represented in more than 130 countries worldwide.

dormakaba is listed at the SIX Swiss exchange, is headquartered in Rümlang (Zurich/ Switzerland) and generated a turnover of over CHF 2.8 billion with more than 16,000 employees in financial year 2017/18.

For more information about dormakaba USA Inc., please visit www.dormakaba.com.

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