

ARCHITECTURE · INTERIOR DESIGN · LANDSCAPING · M.E.P. SYSTEMS

January / February 2022

SEAB

SOUTHEAST ASIA BUILDING

THE GREEN ISSUE

Sustainability in Landscape Architecture

ON THE COVER: The Metro Forest / Bangkok, Thailand



Managing the Lifespan of a Mechanical Lock System

Text by Urs Spaeni. Photos courtesy of dormakaba.

Despite the growing appetite towards digital and high-tech entrance solutions, mechanical keys and locks remain the most popular market solutions due to their durability and affordability. Particularly in residential settings, they are the most ubiquitous entrance methods and continue to record stable growth.



Some of dormakaba's most popular mechanical locks and keys are the expert pluS, Quattro Plus, and PENTA.

The global mechanical locks market will be worth USD 9.6 billion by 2026, with an annual growth rate of around 5 percent between 2020 and 2026. These figures mean that even though more technologies such as facial recognition or mobile access facilitate entrances, most people will still handle mechanical locks in their daily lives.

One of the reasons mechanical cylinders are still in high demand is their ease of replacement and extension. Throughout the life cycle of a mechanical lock system, there are often unavoidable uncertainties and changes; keys get lost, new rooms, or even buildings are added and require new locks. While replacing or adding new cylinders can be done quickly, managing a complex mechanical lock system takes commitment and responsibility.

Why is the Management of a Mechanical Lock System Important?

It is imperative for facility managers to be well-versed with their building's security needs and key systems. To maintain the optimal security standards, from janitorial areas to storage, they must keep track of not only the number and locations of locks and keys, but who has access to them.

In many buildings, a master key system is used. A master key system is a key plan whereby selected keys can open a number of pre-defined doors. It helps maintain better control, saves key replacement costs and is convenient, as there are less keys in circulation. It also provides quick access to all

dormakaba's tailor-made solution is aesthetically-pleasing, flexible, and able to grow and change with your organisation over time.



rooms within the premises, such as for security staff and management personnel. This is not only convenient, but can save precious lives in case of emergencies. Convenient as a master key system may be, facility managers have to adhere to a consistent plan that ensures that certain keys only open certain doors with as few keys as possible in use.

System operators must identify their building's needs and choose new locks or maintain them accordingly. For example, cylinders installed in high humidity settings like a swimming pool or outdoors must be equipped with oxidation protection, lubricated, and maintained regularly. Applying a cleaner on regular intervals such as once a year would ensure the smooth running of the cylinder, maximise safety, and increase its lifespan.

Likewise, when keys change hands frequently, the appropriate measures must be taken to prevent unauthorised copying.



dormakaba PENTA is protected by European Patents EP1185755 and EP2890856B1. This means only dormakaba produces the cylinder locks and additional and/or duplicate keys only at the user's request.

A key's mechanical durability is not always parallel with their security protection. Even if a lock system still appears to be in good shape, the security lifespan might be over. This might happen for a number of security compromises beyond mechanical deterioration, such as the expiry of its patent, after which a key can be copied by anyone.

Similarly, if the keys get lost, misplaced, or if the facility managers lose a track of who has access to them, this means that their lock's lifespan is over.

To ensure complete security of a facility, facility managers must take into consideration the limitations of a lock's lifespan beyond its mechanical function. With careful planning, maintenance, and appropriate management strategies, the master key system has the capability to maximise security at facilities and properties for your peace of mind.

Inverse Functionality

For automatic swing doors

Good news – dormakaba's new Inverse Function is now fully integrable to our automatic swing doors!

dormakaba has always been working hard in the interest of refining our fire protection technologies in order to safeguard lives and assets. In the event of a fire, our automatic swing doors, with



our innovative new Inverse Function, operate by pulling in fresh air, and redirecting smoke to provide an increased layer of fire protection.



With our new Inverse Function, combined with our patented FRX®/FPP® technology, dormakaba brings a whole new dimension to fire safety and protection.

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Singapore

+65 6268 7633

Malaysia/Brunei

+60 3 8081 8009

Philippines

+63 2 8893 4077

Indonesia

+62 21 2930 3762

Vietnam

+84 8 6299 8272

Thailand/Cambodia/ Myanmar/Laos

+66 2059 2612

www.dormakaba.com.sg
Info.ASEAN@dormakaba.com

f dormakabaASEAN

in dormakaba ASEAN