# Accepted Manuscript

Title: Towards the next generation of intelligent building: An assessment study of current automation and future IoT based systems with a proposal for transitional design

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PII: S2210-6707(16)30241-4

DOI: http://dx.doi.org/doi:10.1016/j.scs.2016.08.019

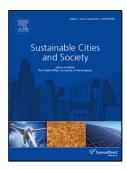
Reference: SCS 491

To appear in:

Received date: 29-8-2015 Revised date: 14-6-2016 Accepted date: 12-8-2016

Please cite this article as: Georgios Lilis, Gilbert Conus, Nastaran Asadi, Maher Kayal, Towards the next generation of intelligent building: An assessment study of current automation and future IoT based systems with a proposal for transitional design, <![CDATA[Sustainable Cities and Society]]> (2016), http://dx.doi.org/10.1016/j.scs.2016.08.019

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## ACCEPTED MANUSCRIPT

### Highlights

- A study on the potential of smart buildings in the future smart cities.
- Evaluation of current technologies and their merits in creating smart buildings.
- Highlight the shortcoming of those legacy automation systems in the new smart cities and smart grid requirements.
- Introduction to the future technologies and assessment of the potential risks of investment.
- We introduce and analyse an interoperable hybrid software-hardware framework for the progressive phasing out of the former and the adaptation of the latter in a coexistence transition era with returns in reduced investment cost and risk, leading eventually to faster evolution.

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