

Why these systems matter.

Two of the systems that shape daily comfort and running costs — and how they compare with a typical condo building.

CLIMATE COMFORT

ÖKU vs. TYPICAL CONDO

Öku uses a **Variable Refrigerant Flow (VRF)** system — heating and cooling that continuously adjusts to what each home needs, instead of switching fully on and off. Here's how it compares with the systems in a typical condo building.

	ÖKU · VRF SYSTEM	TYPICAL CONDO · CONVENTIONAL HVAC
Operation	Variable-speed — modulates output continuously	Single-stage — cycles fully on, then off
In-suite control	Own thermostat, individually metered — pay for your own use	Often on shared or older building-wide systems
Efficiency	Uses only what a home needs — efficient at partial load	Loses efficiency cycling to hold temperature
Comfort	Steady, even temperatures with minimal swing	Noticeable warm/cool swings between cycles
Noise	Quiet — continuous low-speed operation	Louder starts and stops
In-suite equipment	No compressor in your closet — no lost storage	Often an in-suite condenser or fan-coil unit

WHAT IT MEANS FOR YOU

Each home has its own thermostat on a variable-speed system that runs quietly and draws only the energy it needs — generally more efficient than the conventional equipment in a typical condo building. VRF costs more to install, which is why it's more common in premium buildings than in standard construction.

HOT WATER

ÖKU vs. TYPICAL CONDO

Öku heats its domestic hot water with an all-electric **CO₂ (R-744) heat pump** — a system that moves heat rather than burning fuel, using a natural refrigerant. Here's how it compares with the way a typical condo building makes hot water.

	ÖKU · CO ₂ HEAT PUMP	TYPICAL CONDO · GAS / ELECTRIC
How it heats	Moves heat — delivers several times the energy it draws	Gas burns fuel; electric tanks convert 1:1
On-site emissions	None — fully electric, no combustion	Gas boilers produce combustion emissions
Refrigerant	Natural CO ₂ (R-744), GWP of 1*	Synthetic refrigerants, GWP often 1,400–2,000+
Efficiency	Produces hot water efficiently — moves heat rather than burning fuel	Gas boilers lose heat up the flue; electric tanks convert 1:1
Cold weather	Holds performance in cold conditions	Conventional heat pumps weaken in the cold

* GWP (Global Warming Potential): how much heat a gas traps vs. CO₂ over 100 years. CO₂ is the baseline at 1; conventional refrigerants often rate in the thousands.

Premium systems, by design.

Both are higher-cost technologies more common in high-performance buildings than in standard construction — chosen for comfort, efficiency and a lower-carbon, all-electric home.