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(71) Applicant (for all designated States except US): CHAN, Hun Man Lena [CN/CN]; Flat C, 14/F, Block 2, Ronsdale Garden, 25 Tai Hang Drive, Hong Kong (CN).

(72) Inventor; and

(71) Applicant (for US only): CHAN, Mark Kit Jiun [CN/CN]; Flat C, 14/F, Block 2, Ronsdale Garden, 25 Tai Hang Drive, Hong Kong (CN).

(74) Agent: FINEFIELDS ASSOCIATES; Room 903, 9F Tower H, Phoenix Place, 5A Shuguang Xili, Chaoyang District, Beijing 100028 (CN).

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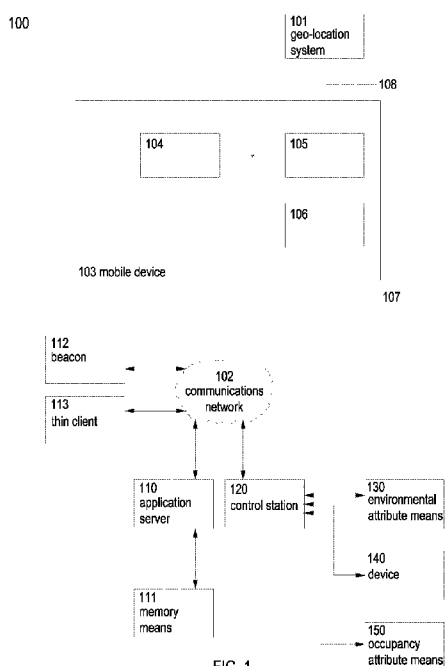


FIG. 1

(57) Abstract: A system and method is used to characterize a user with properties, such as location in relation to established geo-fences, speed of traverse, projected traveling time required for a particular distance, etc. Those properties contribute to yielding a quantitative result in the calculated lead time period prior to the user arriving at a monitored space, including but not limited to a rented room in a hotel, and a house. The method uses the user's arrival time to estimate the setback temperature, which is the indoor temperature of a monitored space maintained during unattended time periods. The method also uses the user's arrival time to estimate the heated water volume to be provided, as well as, to house watch other property management interests.