

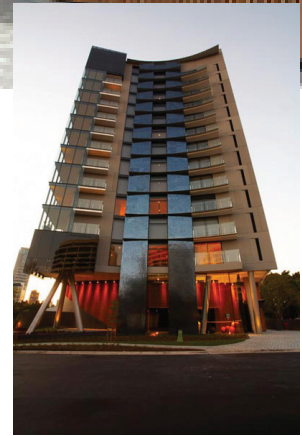


1. NAME AND LOCATION:

Scott St Apartments, Kangaroo Point, Brisbane QLD

2. PROJECT OVERVIEW:

The Scott Street apartments are a premium apartment development that includes a residential tower and two renovated heritage listed villas. The property has excellent views over the Story Bridge and Brisbane River to the city and beyond to Moreton Bay. The developer, Waterford Properties, was seeking an attractive and integrated control solution in keeping with the level of luxury provided by the building and fit-out.



3. SCOPE OF WORKS REQUIRED

Each apartment requires control over a number of disparate systems including lighting control, multi-room audio, air conditioning, motorized blinds, awnings and electric windows. The system must trigger 'Welcome Home' and 'Away' scenes and integrate to security and access control systems including biometric finger print readers.

Every residence must integrate building-wide functionality such as intercom and access control for gates, doors and lifts, provision of access to various security cameras and intercommunication between the residents and concierge.

4. SYSTEMS PROVIDED TO MEET THE REQUIREMENTS

Switch Automation was chosen because of its ability to integrate a multi-residential development whilst also providing control and seamless integration within the apartment itself.

Structured cabling is installed throughout each apartment for Audio Visual integration and voice and data – with all cabling being brought back to a full height equipment rack. Contained within the equipment rack is a Clipsal multi-room audio system (wired out to speakers in six rooms) and a Leaf audio and video matrix switcher, ready to centrally distribute the audio visual systems out to key locations throughout the residence.

All residences include a Switch 15" touch screen and the Penthouse and Villas have additional smaller Switch 8" touch screens that extend intercom and control functions to other levels or areas of the residence. Switch Automation has been programmed to control the multi-room audio systems and is pre-programmed with future needs in mind.

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The building intelligence is provided by a Switch Building Automation Server, integrating the building intercom including the concierge and 24 IP handsets installed into the fire escape stairwells. All touch screens and IP Phones throughout can dial emergency services via an analogue telephony interface in the IP phone switch.

The Switch Building Automation Server handles all access control including gates, doors and lifts and serves up video images from the security cameras around the complex.

The front of the building is furnished with an IP Touch Intercom door station, fully weather proofed and sitting behind a piece of 20mm laminated glass. The IP Touch intercom is integrated with a glass etched sign for the building and this Door station allows visitors to place two-way audio calls and video to the apartment or concierge using an on-screen directory system – all routed via the Switch Automation building solution to the resident's touch screen.

The resident is presented with an unlock button that is in context of where the visitor is calling from, initiating a series of events including door release, lift call and level unlock. The resident also has the option of just opening the door to allow for deliveries to the

concierge.

The lift wells have flush mounted stainless steel intercom door stations that enable the resident to feel secure by preventing any movement to or from the car park. A keyless access system is integrated in the intercom panels by the use of a PIN code that is unique to each resident.

The concierge is appointed with a wall mounted touch screen that allows full 2-way audio and video communication to each resident and to the front doors. In addition, the concierge can control all the common area lighting, and has the ability to set and maintain scheduled timers to automate the control of these systems. Audio and video messages can be left for the concierge so that if they are busy, they can attend to the needs of the residents in due course.

The residents can control their personal environment remotely via the use of a voice prompt system on their phone line, or via the Switch Automation iPhone application. Additional remote control options are available via a virtual private network to anywhere in the world where you have internet access. Each resident can view cameras and unlock doors, turn on the air conditioning, trigger lights or control virtual timers to give that lived-in look. Additional scope is available within existing equipment to seamlessly route intercom calls to mobile phones and trigger doors without the visitor even knowing that no one is at home.

“*The residents can control their personal environment remotely via the use of a voice prompt system on their phone line, or via the Switch Automation iPhone application.*”

5. INSTALLATION PROCESS (CHALLENGES)

The Clipsal C-Bus switches are required to control the Mitsubishi air conditioning system (including set point, fan speed and feedback current temperature), and the Somfy blinds.

The challenge in the networking was to provide private networking and public network plus access to internet. Each touch screen is connected to a building network via their own managed network switch. A single network cable links each apartment to the building communications cupboard where a Switch Building management server, IP phone switch, Digital Video Recorder, Security and Access control systems, and common area Clipsal C-Bus equipment resides. Intercommunication is managed centrally and an internet connection allows remote servicing.

6. CONCLUSION AND NOTEWORTHY ELEMENTS OF PROJECT

Scott St is stunning architectural masterpiece and the developer was seeking a control system and electrical fit off that matched the luxury and fittings of the building.

Each apartment is already supplied with an impressive level of integration but each individual Switch system can

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be further tailored or personalized to the resident's specific lifestyle needs and can be extended beyond the scope ordained by the developer to control other equipment installed by the apartment owner. There is potential to introduce remote control systems such as RTI, Philips Pronto, Nevo, iPhone, iPad or other mobile devices. The key advantage for this is to provide flexibility and variety in the method of control for each apartment owner.

There is a comforting sense of security provided by the system in that each apartment dweller can readily access any of the IP security cameras, prevent any movement to or from the car park, open and close their personal garage doors in addition to the main vehicle gate, all while watching what is happening via the IP cameras. The unit holder can also call the concierge directly to ensure that visitors are cared for and are able to gain access when and where appropriate.

The front of the building has been dramatically set off by the installation of a cutting edge piece of technology, the Switch IP Touch (patent pending) seamlessly integrated into a glass etched sign for the building. This door station exclusive to Switch Automation uses an intuitive and interactive on-screen directory system and is tailored to Scott St architectural colours and design.

The end effect was a great experience for the apartment holder in fully realizing the capabilities of the technology embedded within their residence.

SWITCH PRODUCTS

- Switch Building Automation System
- Switch IP Touch
- Switch Intercom
- Switch Cameras
- Switch Lighting
- Switch AV
- Switch HVAC



FACTS SHEET

Developer: Waterford Properties <http://www.waterfordproperties.com.au/>

Architect: Jackson Teece <http://www.jacksonteece.com/>

Builder: Hutchinson Builders <http://www.hutchinsonbuilders.com.au/>

Contractor(s): Q Electrical <http://www.qelectrical.com.au>

Integrators: Haymans Integration <http://www.his.net.au/>,
TT Group <http://www.ttgroup.biz/>

Year: 2010

Use: Multi-Residential

Lighting: Clipsal Cbus

HVAC/blinds/environmental Control: Mitsubishi

Security: Ness IS2000

Music: Clipsal multi room audio

Intercom: Switch IP Touch, Switch IP Intercom