



LIGHTING CONTROL SYSTEMS

Advice for Property Developers

For apartments, condominiums, luxury homes or refurbished residences, installing lighting controls adds market appeal and enhances a developer’s profitability.

Property developers aim to provide prospective purchasers or tenants with attractive residences featuring stylish décor and practical systems. Homeowners have become accustomed to the convenience of remotely-controlled entertainment systems and appliances - and now home-environment systems as well - and intelligent lighting control is rapidly becoming a standard feature rather than an extravagant luxury.

By specifying stand-alone lighting controllers for each apartment, experienced developers avoid the expense of centralized systems, the confusion of wireless systems, and the headaches of systems that require extensive (and expensive) re-programming. Stand-alone systems offer flexibility and user-convenience, multi-room multi-point switching and simple installation. The design and appearance of installed dimmers should reflect and enhance the style and class of the property.

Apartment units - especially open-plan apartment units with a single large area divided into zones for dining, relaxation and entertainment, and adjacent kitchen/snack bar areas - will require different types and levels of lighting, and possibly other system automation as well. With remotely-controlled lighting, continually altering lighting from a number of inconveniently located switch-points is no longer necessary.

A residential lighting scene dimmer operates all lights in a room, an apartment or a house. Convenience and simplicity of operation result from replacing conventional fixed wired layouts with flexible software-based dimmers, adaptable to current or future requirements. Combined with the ability to operate with all types of standard and specialized lamps, this flexibility allows lighting ‘scenes’ to be easily reprogrammed as the customer requires.

SCENE DIMMING

Perhaps the most valued feature of lighting control for property developments is the concept of ‘scene dimming’. A scene is a ‘complete look’ to a room, created when different circuits of light are set to different brightness levels. Once multiple scenes have been pre-set by the user, they can be recalled at any time as appropriate for any mood or occasion.

For living spaces, bedrooms and even exterior areas, true ‘scene dimming’ offers the ultimate in personal control of ambient light levels and atmosphere, superior to simple ON/OFF controls or up/down faders, with smooth transitions between scenes. Lighting ‘scenes’ can be selected at any time with a touch of a switchpanel or remote control handset.

LIGHTING FOR PROPERTY DEVELOPMENTS

A basic installation for apartments could include dimmers for living & dining areas, family areas, master bedroom & other bedrooms, kitchens and even exterior patios



or gardens. Futronix range of residential dimmers includes systems ideally suited to the requirements of any residential property developer.

Futronix can assist- through considerable experience in working with property developers - to specify appropriate systems, provide email and phone technical support directly or through our extensive network of dealers, and liaise with contractors. Comprehensive installation guides make the products easy to install and operate.

P-SERIES RESIDENTIAL DIMMERS

With all control and dimming functions built into the one module, plus an integral timer, these stand-alone dimmer units offer 20 programmable scene settings per room, with multi-room control available as an option.



P400 4-CIRCUIT SCENE DIMMERS

When installed as a free-standing unit, the P400 digital scene dimmer brings 'smart' lighting to individual units of a property development, without the complexity and expense associated with whole-building automation systems and no need for expensive specialist engineers for installation or re-configuration service callouts.

The P400 features 4 channels of lighting control - each with 20 'scenes' of fully programmable digital dimming and an additional 2 channels of 1-10v fluorescent dimming (ideal for bathrooms and kitchens).



Users appreciate the compact and stylish looks of the distinctive switchplates with blue LED display, and the lifestyle-enhancing features accessible via the fully-featured IR

remote control. The developer will appreciate the same power circuitry as Futronix commercial dimmers, providing highest-in-class immunity and protection.

The unit can be commanded from the supplied remote handset or from Futronix switchplate outstations, while X-Bus[®] protocol connection to switch-panel outstations provides for optional multi-zone/multi-room lighting control. All compact P400 models are the smallest available digital dimmers in class.



P800 8-CIRCUIT SCENE DIMMERS

The larger-but still compact-P800 digital scene dimmer is ideally suited for multi-room apartments, condominiums or homes, capable of controlling lighting in four rooms. The unique P800 comes with its own pre-wired wall back-box for ease of installation, and systems can be linked for larger apartments or houses.



P100 2-CIRCUIT SCENE DIMMER

At the smaller end of the scale - ideal for studio apartments - the compact P100 offers 2 channels of scene dimming. Bed/lounge zone and bathroom lights can be controlled by a single dimmer unit with 20 program-mable scenes per channel. Standard switch size makes the P100 ideal for refurbished rooms.

HX REMOTE-LOCATION 8-CIRCUIT SCENE DIMMERS

For apartments ranging from studio to luxury-size - and especially for rental apartment developments - the innovative Hx controller is a powerful remotely mounted dimmer that can be installed either free-standing or networked to a centralized control location, or even the BMS (Building Management System). Hx dimmers can be networked to a Futronix **Reception Controller** - located at either the front desk or at floor reception desks - allowing staff to activate or de-activate lighting and other systems when a tenant checks in or out.





ENVIROSCENE

For the luxury apartment or private residential development - especially for units with some exterior lighting installed - the ultimate system is Futronix **Enviroscene** multi-channel lighting controller. Installed in a

concealed location, the Enviroscene is simple to cable and set up to light up to 16 rooms. The ruggedly reliable Enviroscene can also control other programmable automation features, including curtains and drapes, TV and screen lifts, even water features - and can interface with security and alarm systems. For luxury residences, Enviroscene unit/s on the ground floor are frequently combined with P-Series or Hx dimmers on upper levels.

SWITCHPLATES

Futronix outstation switchplates are designed to match the dimmers units, so Enviroscene dimmers, stand-alone P-Series dimmers and matching switchpanels can be installed in the same property. Minimalist designs, striking yet unobtrusive, are available in finishes of brushed or polished stainless steel, polished brass and white metal. Ultra-thin Eclipse switchpanels made of translucent glass and polished stainless feature a patented inter-changeable locking system, made possible by advanced composite manufacturing techniques.



RELIABLE & ROBUST SYSTEMS

Property developers prefer to install 'fit & forget' systems for all requirements, with operational reliability, avoidance of any single-point-of-failure, ease of maintenance and superb product support being essential requirements for any lighting control system installed.

For lighting controls, developers favor dimmers that are easy to install, cable and connect, and simple to program. Systems should feature easily programmable switchplates. And if repairs are needed, a dimmer must be able to be easily removed and re-fitted by any competent electrician.

For apartment, condominium or luxury home property developments, automated lighting control systems from Futronix offer an affordable and convenient 'lifestyle' element that appeals to prospective buyers or tenants. Futronix' industry-leading design and technology ensures that all dimmers fulfill all the above requirements, minimize costs, and substantially enhance property marketability.



**Simplify lighting control for apartment
and condominium developments**

. . . with intelligent lighting control systems from Futronix!