



# SANCTUARY COVE

## PRINCIPAL BODY CORPORATE

### RESIDENTIAL ALARM SYSTEM

### MINIMUM SECURITY ALARM SYSTEM INSTALLATION REQUIREMENTS

Sanctuary Cove takes pride in the extensive Land and Water Security that provides complete peace of mind for Residents of our Community.

To ensure we continue to maintain the highest levels of Security Service we have developed the following minimum guidelines for your Residential Security System.

<b>1. Recommended Systems</b>	IP Alarm system - HILLS Reliance XRpro and PARADOX Spectra SP Series. Commensurate with the size of the dwelling.
<b>2. Sirens and Strobe Lighting</b>	No internal or external sirens or strobe lighting is to be used with the exception of the Fire Alarm which has an audible alarm and is a mandatory requirement.
<b>3. Backup Battery &amp; Tamper Switch</b>	All systems are to be fitted with a backup Battery and Tamper switch.
<b>4. Security Protection – Motion Detectors</b>	It is recommended that sufficient motion detectors be installed to cover high risk areas such as: <ul style="list-style-type: none"> <li>a) Area containing main panel</li> <li>b) PIR (Passive Infra-Red) Entry</li> <li>c) PIR Master Bedroom</li> <li>d) PIR Lounge</li> <li>e) PIR Garage</li> <li>f) f. PIR Passages / Hallways</li> </ul>
<b>5. Security Protection – Duress (Panic) Buttons</b>	Duress Buttons must be on separate zones with the minimum requirements as being: <ul style="list-style-type: none"> <li>a) Kitchen</li> <li>b) Master Bedroom</li> <li>c) Ensuite</li> <li>d) d. Bathroom (if not installed in Ensuite)</li> </ul>
<b>6. Keypads</b>	<ul style="list-style-type: none"> <li>a) Entry – LCD Pad</li> <li>b) Garage – Satellite Pad (when entry keypad is not readily accessible)</li> <li>c) accessible)</li> <li>d) c. Master Bedroom – Satellite Pad</li> </ul>
<b>7. Fire Protection</b>	<p>Both Heat (Thermal) and Smoke Detectors are to be placed at locations best suited to the area plan. All residential dwellings must have a system connected and compatible to the onsite monitoring system that conforms and is maintained at all times to every prescribed legislative requirement.</p> <p><b>Smoke Detectors</b></p> <ul style="list-style-type: none"> <li>a) Must be installed in Passageways giving attention to all Bedrooms, Family Room and Stairwell (if applicable).</li> <li>b) Installed in each Bedroom</li> <li>c) Detectors must be compatible with the DAS NX panel and the on-site system interface.</li> <li>d) Although detectors are installed by an electrician the location of the detectors must be shown on the submitted security plan.</li> <li>e) Smoke detectors can be placed on one zone.</li> <li>f) Must be Photoelectric Smoke Alarms (AS 3786-2014)</li> </ul>

	<p><b>Thermal Detectors</b></p> <ul style="list-style-type: none"> <li>g) Must be installed in the Kitchen, Laundry and Garage.</li> <li>h) Thermal detectors are to be on separate zones.</li> </ul>		
<p><b>8. System Programming and Commissioning</b></p>	<p>Panels are to be preprogrammed by your technician and IP Panel Serial Number provided to Security prior to commissioning. To facilitate this Reception staff at Security Control will require a sector list. On the day of the commissioning, your technician will be provided with an account number and required phone numbers for the alarm system installation.</p> <p>When these details have been programmed, we recommend that prior to Security attending, the technician send through a test signal and confirm it has been received at Security Control.</p> <p>To avoid delay an appointment will be required through Security Control and Security must attend with the technician for the commissioning of the alarm system. This will ensure the system is communicating correctly with the integrated onsite monitoring system.</p> <p>The system must report the following:</p> <ul style="list-style-type: none"> <li>a) Opening</li> <li>b) Closing</li> <li>c) User number</li> <li>d) Alarms</li> <li>e) Restores and Bypasses</li> <li>f) AC power fail</li> <li>g) Low Battery</li> <li>h) Forced Turn Off</li> <li>i) Duress (Panic Alarm)</li> <li>j) Daily 24hour test (Approximately 0200hrs:2am)</li> <li>k) Panel Tamper</li> </ul> <p>No quick arm information is permitted as Security Control requires correct arm/disarm data.</p> <p>Security requires a minimum of 24 hours notice for commissioning of any system. Please contact our Security staff on 5500 3355 to arrange your appointment.</p>		
<p><b>9. Security System Installers</b></p>	<p>The following Companies have a thorough understanding of Sanctuary Cove Security System requirements:</p> <table border="0"> <tr> <td> <p><b>BMI Queensland</b>  3/38 Jade Ave  Molendinar 4214  Phone: 1300 663 820  admin@tceqld.com.au</p> </td><td> <p><b>All Coast Security</b>  20 Straite Drive  Robina 4226  Phone: 5575 8538  chris@allcoastsecurity.com.au</p> </td></tr> </table>	<p><b>BMI Queensland</b>  3/38 Jade Ave  Molendinar 4214  Phone: 1300 663 820  admin@tceqld.com.au</p>	<p><b>All Coast Security</b>  20 Straite Drive  Robina 4226  Phone: 5575 8538  chris@allcoastsecurity.com.au</p>
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