FERMAX

PROPERTY MANAGEMENT UNIT
LYNX

MANUAL DE USUARIO USER'S MANUAL MANUEL D'UTILISATION BENUTZE
MANUAL DO USUÁRIO MANUAL DE USUARIO USER'S MANUAL MANUEL D'
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USUARIO USER'S MANUAL MANUEL D'UTILISATION BENUTZE

INSTALLER'S MANUAL

ENGLISH

LYNX PROPERTY MANAGEMENT UNIT

Code 97742I V02_14

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CONGRATULATIONS ON PURCHASING THIS QUALITY PRODUCT!

Fermax Electronica manufactures and develops top class equipment which fulfil the highest design and technology standards.

The Property Management Unit (PMU) is high-tech device designed to maximise the installation's communication, security and comfort.

This manual describes all of the available functions. These functions may be enabled or not, depending on the PMU profile.

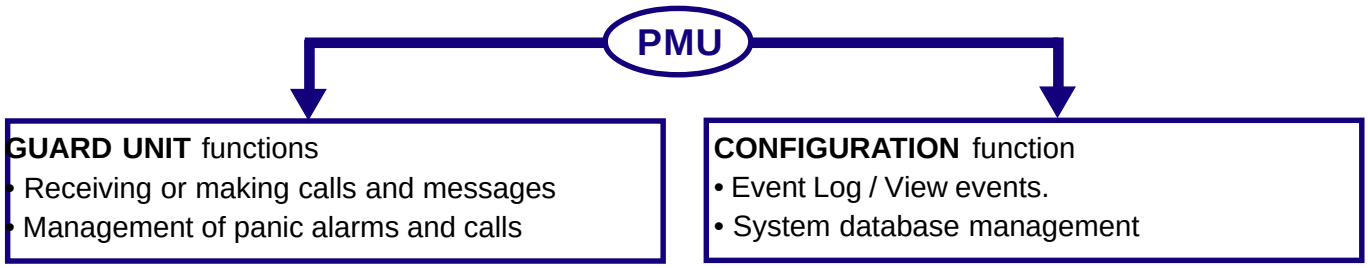
PROPERTY MANAGEMENT UNIT (PMU).

Introduction

The Property Management Unit (PMU) is a PC software program designed to work as a Guard Unit and optionally to carry out administrative or installer functions.

The PMU of the LYNX system is much more than just a Guard Unit. This is a multi-faceted software program that allows, on the one hand, the installation and start-up of the system, and on the other hand, the ideal tool to manage the installation in terms of the tenants' security, comfort and communication.

The PMU is part of the LYNX system: data, multi-channel audio and video based on TCP / IP. Communication is made via the panel based on an IP video door entry system (the LYNX amplifier module for Audio and Video) and with VIVO monitors based on TCP / IP.



The PMU is supplied in a USB flash memory drive that functions as an encrypted key (dongle). If the security device is not inserted in the PC, the software will execute with limited functions. *See point **5.4 Software EGR LITE version.***

A LYNX installation may have one or more PMU. There is always a main PMU, called **PMU Server** (or Database Server), where the databases and general configuration are stored. The secondary PMU may access all of the information remotely.

The PMU software provides administrator, installer, guard unit or alarm unit functions relative to the login entered at the beginning of the session.

A LYNX installation may also work without any PMU, as long as the initial installation and configurations are made properly. *For more information See point **5.4 Software EGR LITE version.***

We recommend installing the PMU on a PC compatible with a 17" touch screen, where the CPU is in the screen, however, it may be installed in any standard PC with the following minimum requirements:
- Operating System: Windows 7 - 32bits.
- CPU: Dual-core 2.5GHz processor.
- Hard Drive: HDD SATA 160G
- USB interface: 2
- Ethernet Port: Gigabit, 100/1000Mbps (Fast-Ethernet).

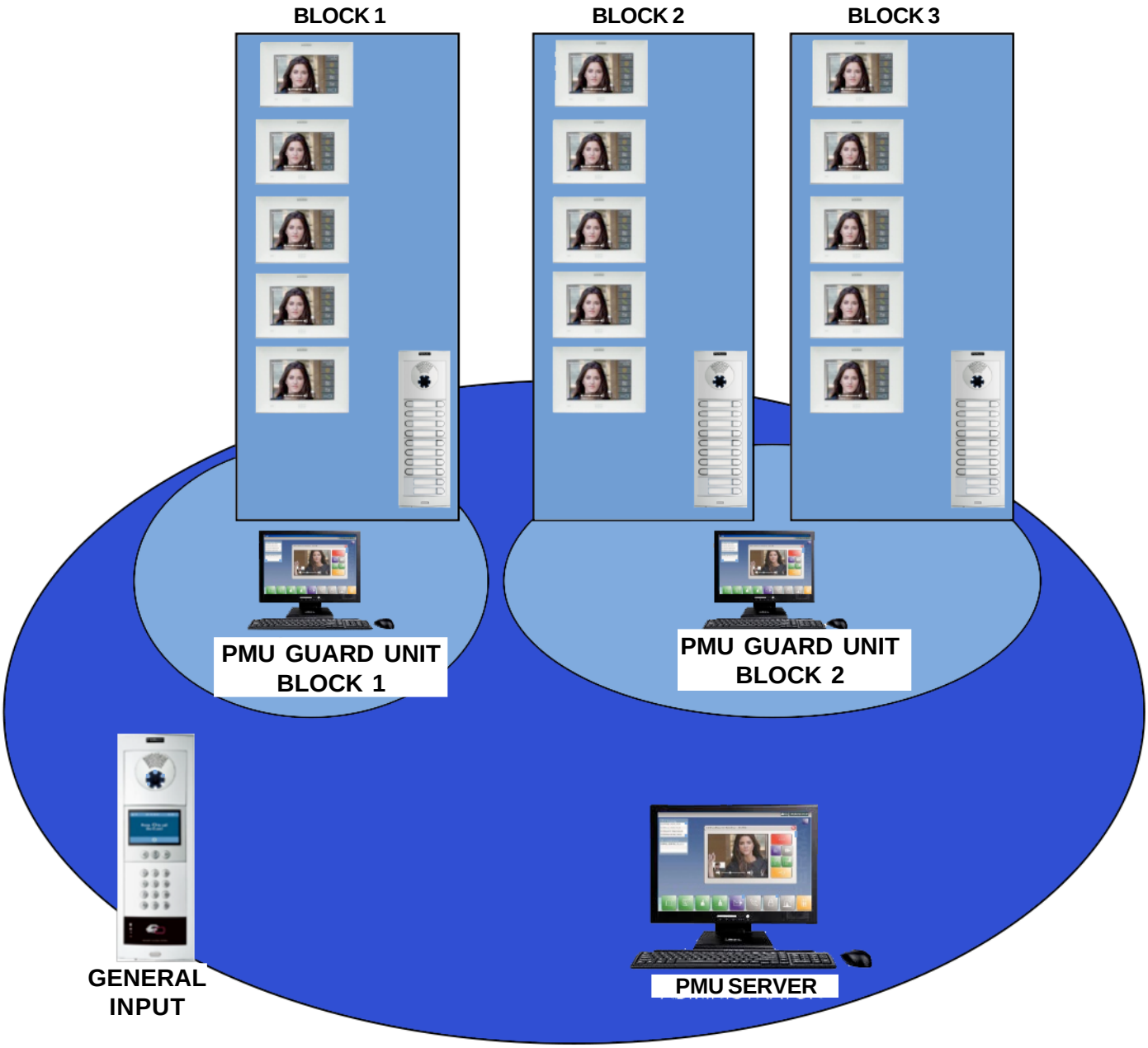
***Note:** During communication with other devices (panels, monitors, PMU), private audio and video communication may be established. For this you must incorporate a USB telephone or headphones with microphone and a camera.*

Coverage

A PMU can manage different coverage areas:

- The whole installation:
- A block.
- Various blocks (up to 100).

The PMU Server coverage is always “The complete installation.”



Software license

The PMU Software is distributed with an individual license per equipment.

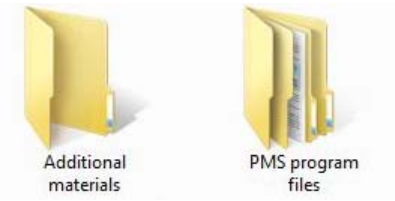
The software is protected to avoid the installation of unauthorised copies. Even though the authorised copy can be installed in more than one PC, only the equipment with the USB memory has all the features.

1. Installation and PMU Server Configuration

The first step is to install the main PMU, called PMU Administrator (or Database Server), where the databases and general configuration are stored.

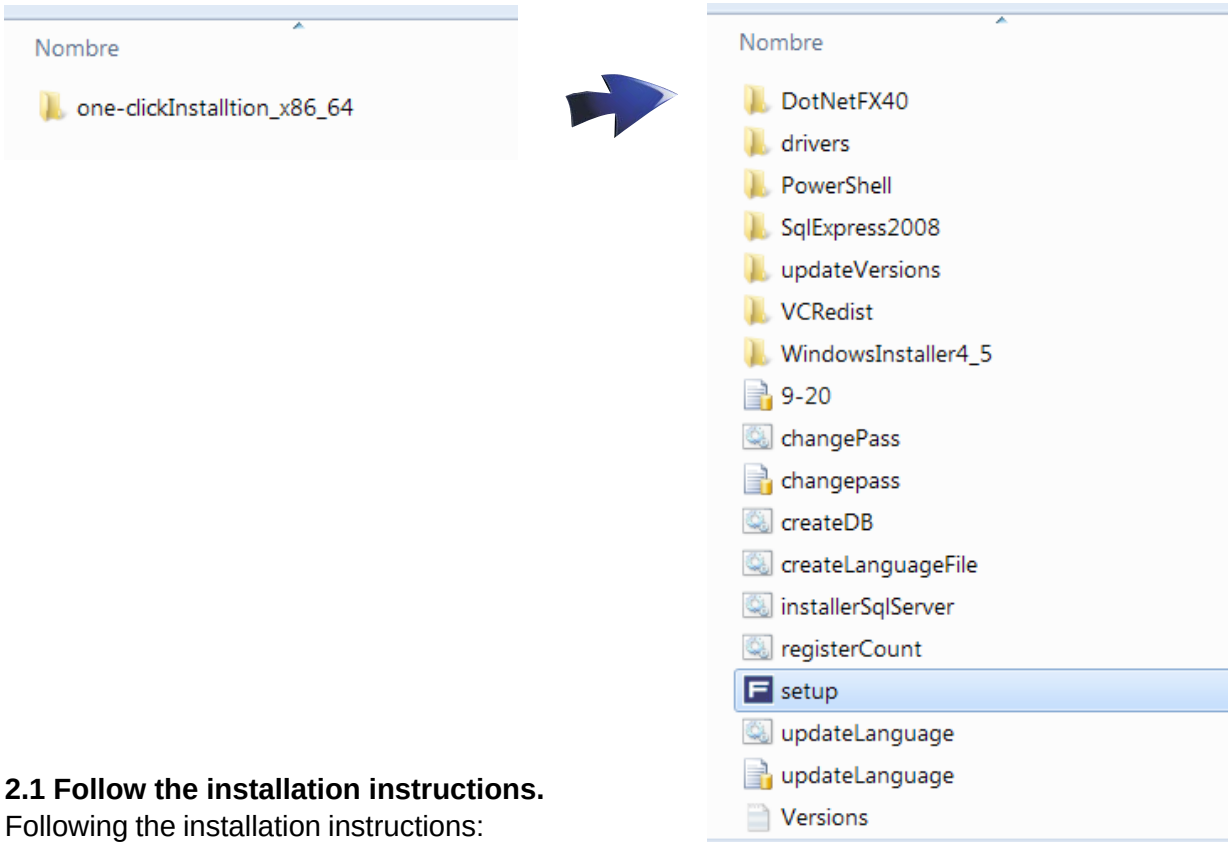
STEP 1

Insert the USB drive



STEP 2

Run "PMU program files \ one clickInstalltion_x86_64 \ setup.exe":

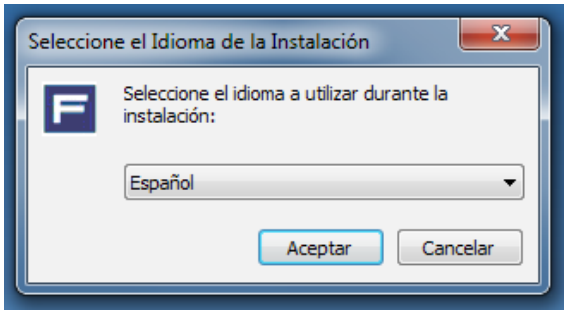


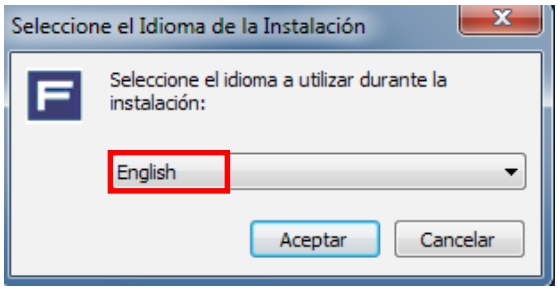
2.1 Follow the installation instructions.

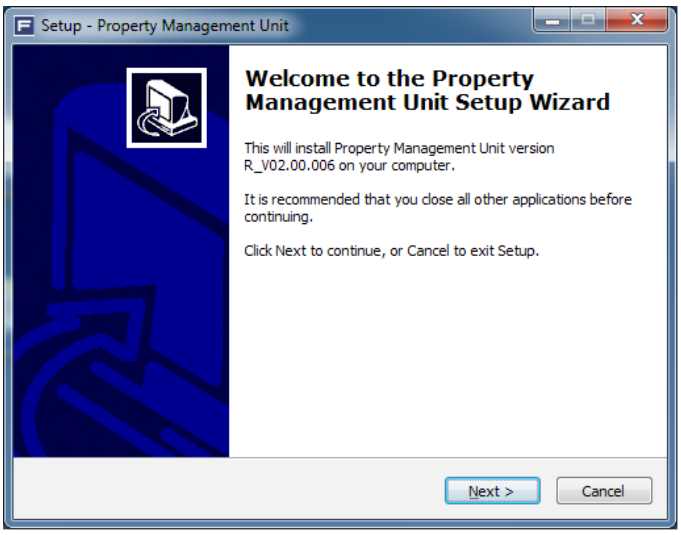
Following the installation instructions:

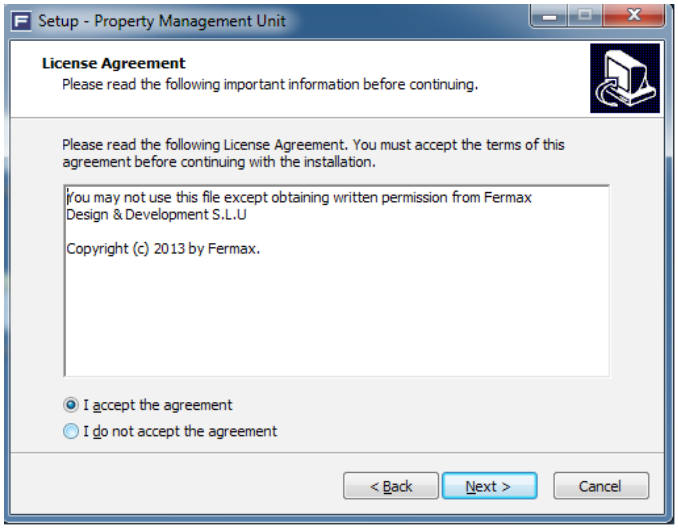
- The drivers and software are installed.
- The system automatically detects: Windows 7 (32b or 64b).
- SQL Server is usually installed in all PC (Database engine).

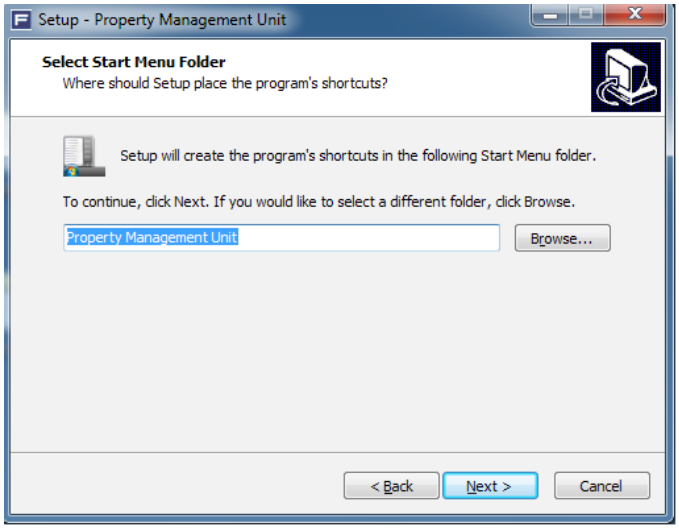
Note: *If Microsoft SQL Server is not installed, the application detects this and installs it.*

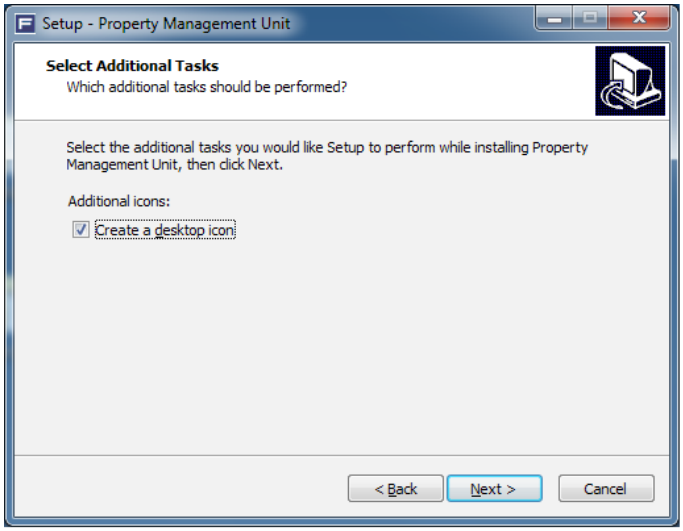


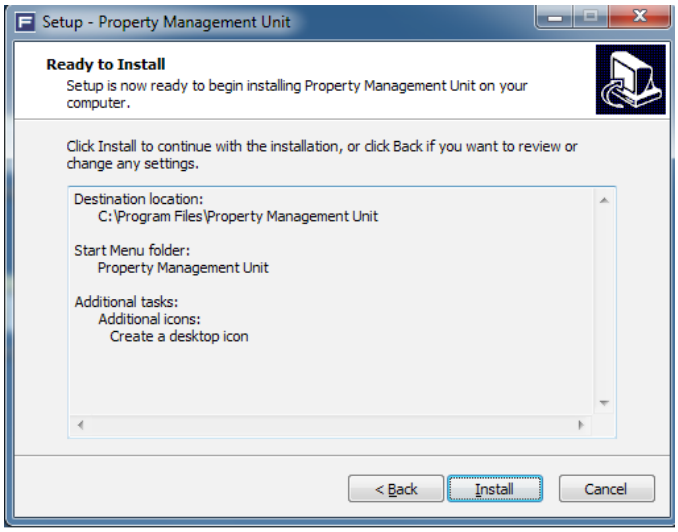


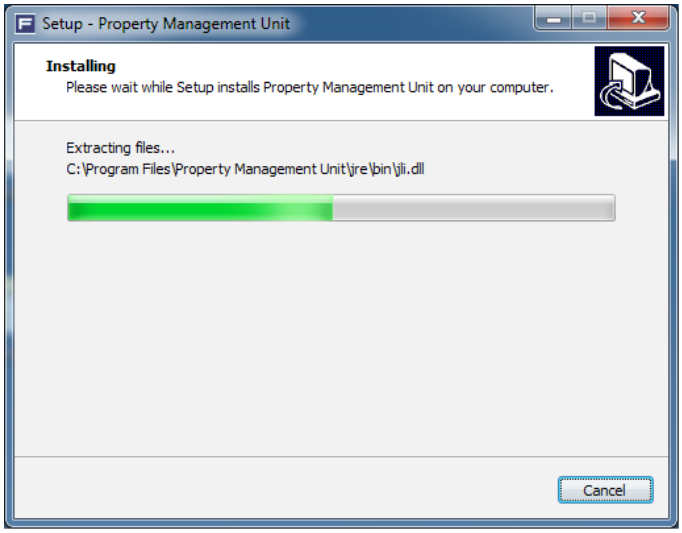


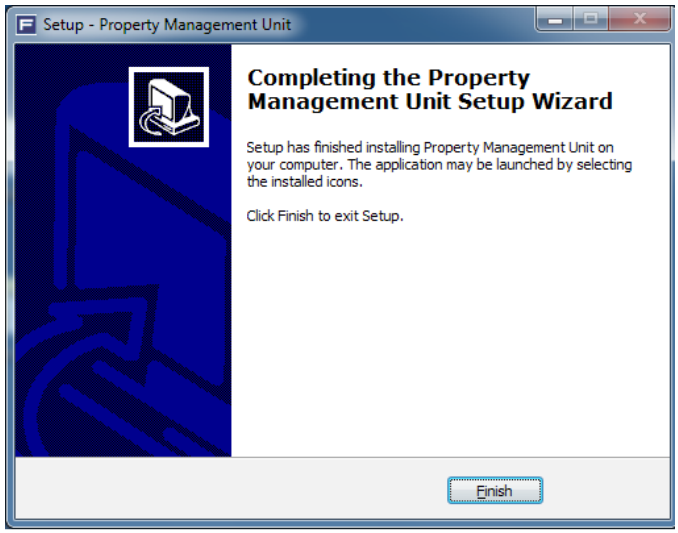


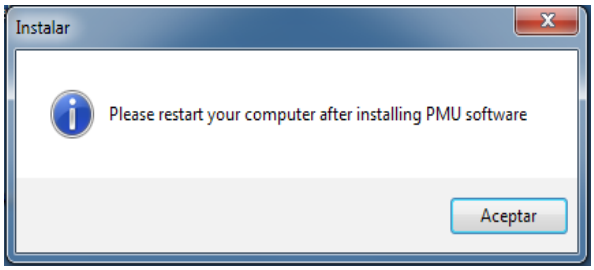










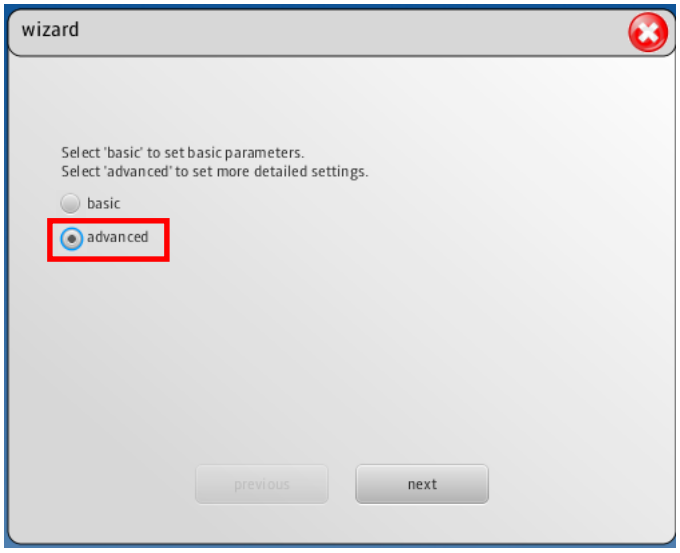


Please reset the computer after installing the PMU software

2.2 Execute the PMU software.

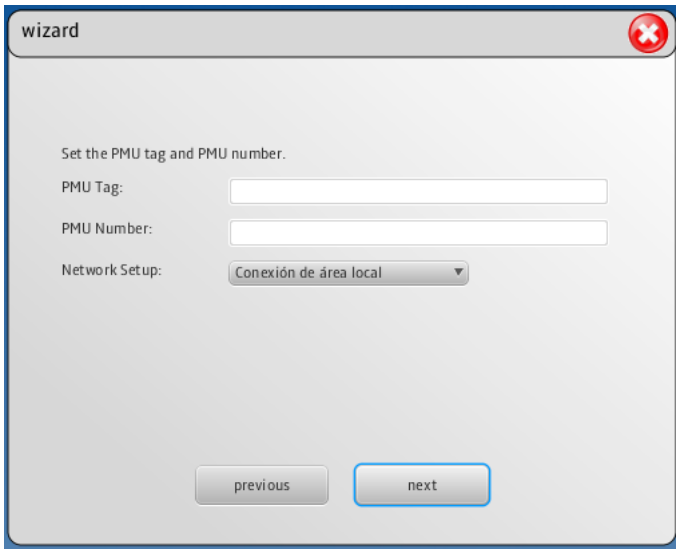
Upon executing the PMU software for the first time an assistant guides you through the complete initial configuration.

You must install **the PMU server** first, then all the secondary PMU. On the corresponding assistant screen we must enter that it is the **PMU server.**

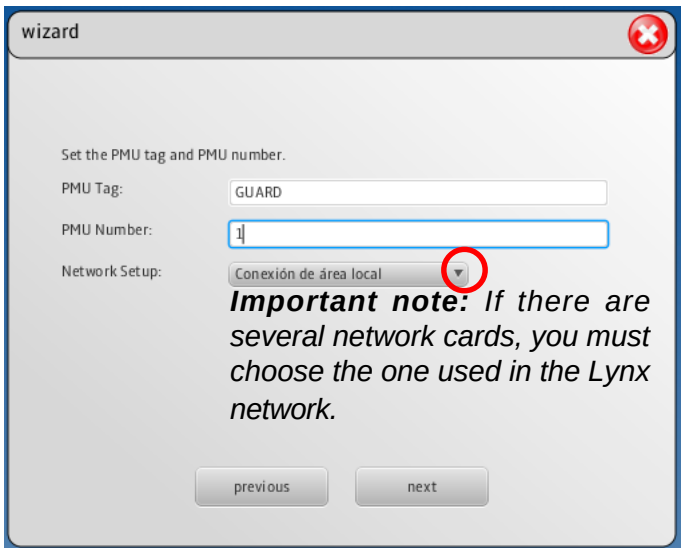


By default "basic" is selected. Select **"advanced"** for **advanced configuration**, and press next.

Select that it is the **PMU server**, and press next.

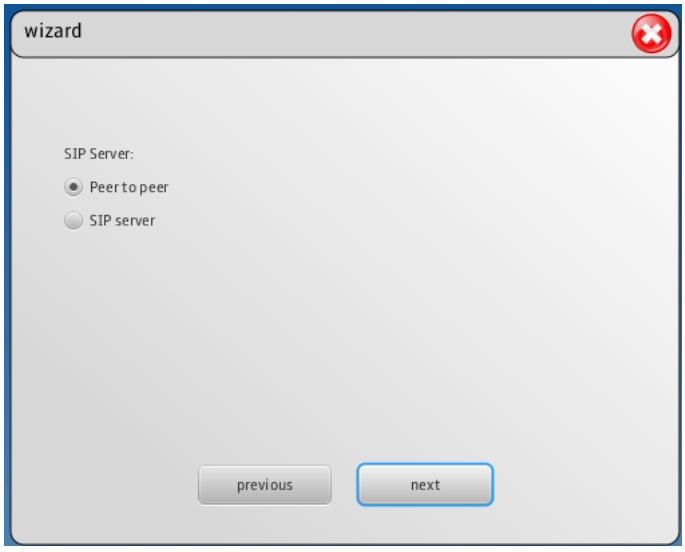


Describe a name for the PMU and a number, and press next.

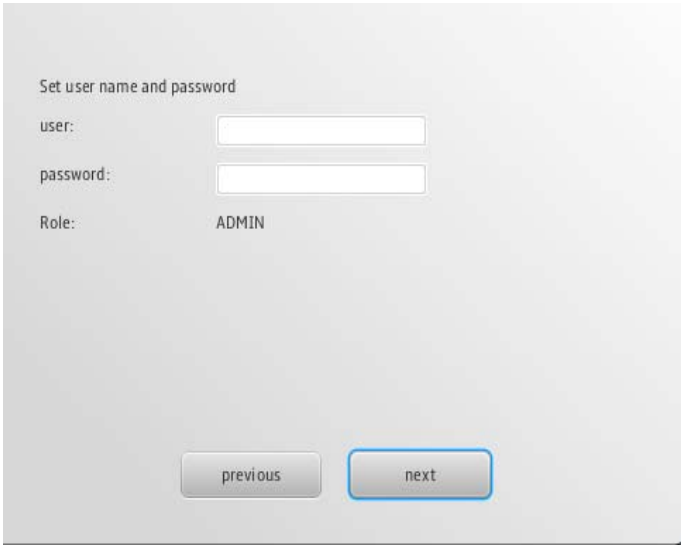


Important note: *If there are several network cards, you must choose the one used in the Lynx network.*

When you have defined the PMU, press next.

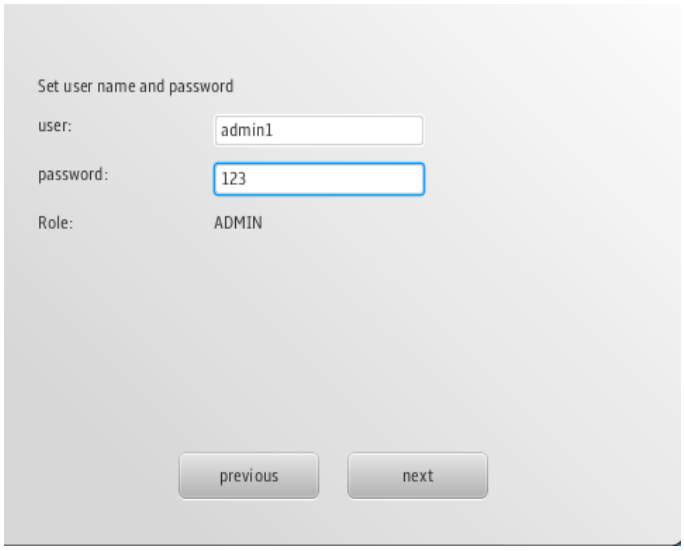


By default "Peer to peer" is selected. Press next.



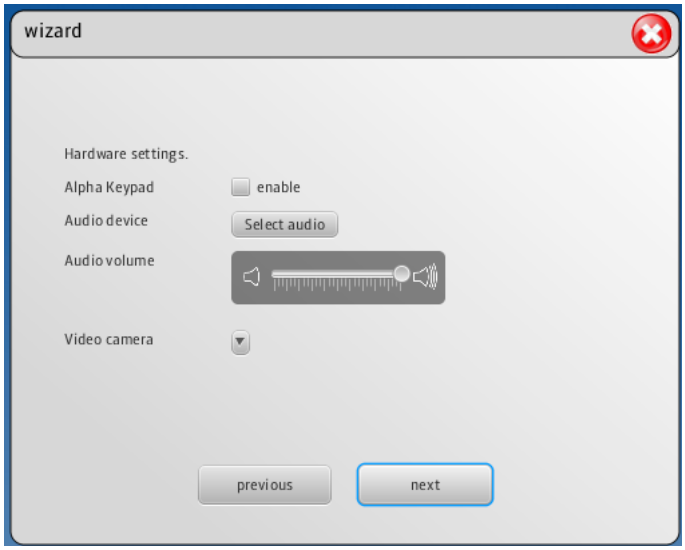
The default administrator login is:
- user: admin
- password: 123

On this screen you can provide a second login (create another administrator account). Upon entering the data, a new administrator user is created.



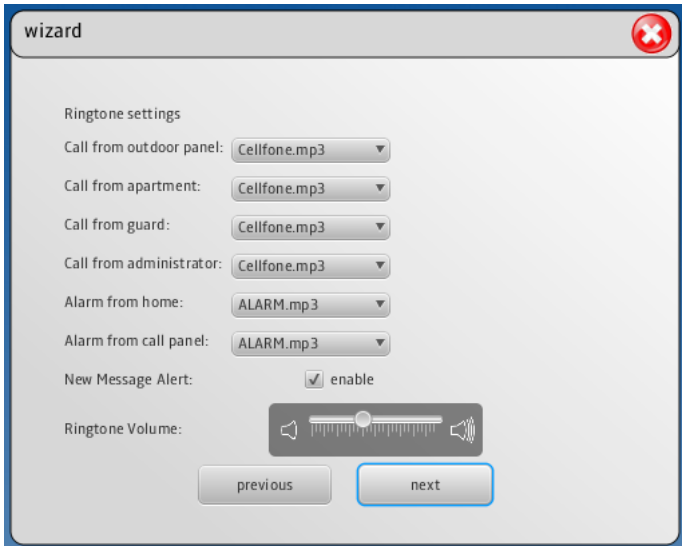
Upon creating another administrator account, you can access the Administrator Guard Unit both with these user/passwords and the default user/password.
Press next.

Upon selecting the **advanced configuration**, the assistant displays the following screens that will help us configure other parameters relative to the hardware configuration, ringtones, date and hour...etc.



- Alpha keypad if the PC screen is a touchscreen we recommend that you select this function since the keypad appears here.
- Audio device. Upon pressing this a screen appears showing if the PC has been incorporated in the USB telephone or a headphone.
- Audio Volume. To regulate the PC volume.
- Video camera: By pressing the arrow you view the PCs available cameras: the PC's own camera or any other camera connected to the USB.

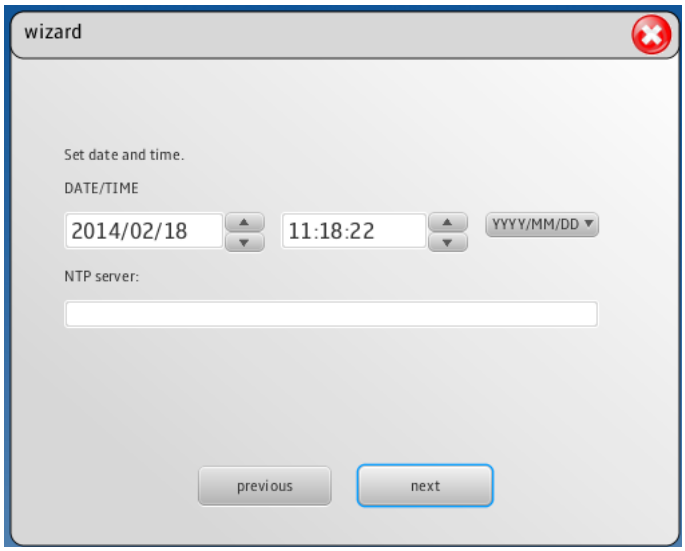
Press next.



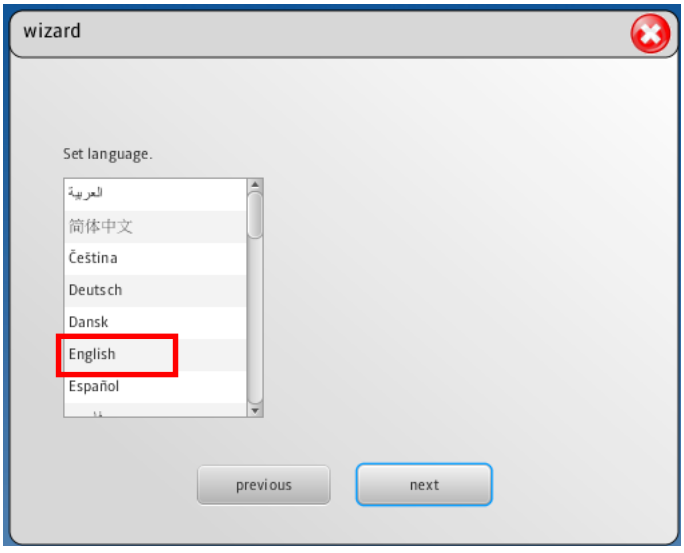
Ringtones for every type of call.

- Calls from outdoor panel.
- Call from apartment
- Call from guard
- Call from administrator.
- Alarm from home.
- Alarm from call panel.
- New message alert: Selection enabled.
- Ringtone volume.

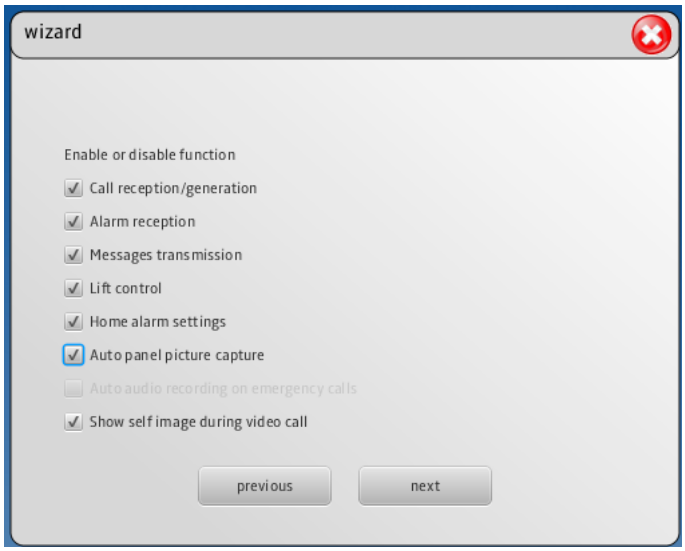
Press next.



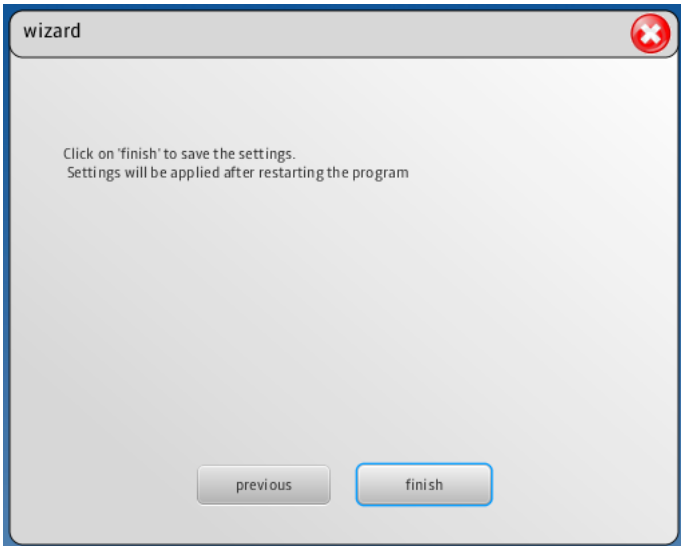
Set date and time Allows for adapting to the local date formats. Press next.



Language settings. Permits selection of the language of the PMU application. Press next.



We recommend selecting all options. Press next.



Press **"finish"**, to save all settings.

STEP 3

Enter User/Password. Enter the installer's.
The default installer login is:

- user: installer

- password: 123

Note**: The software works as an Administrator or Installer Guard unit relative to the login entered. Each of the different profiles has different privileges and functions. The installer has the maximum privilege, including all of the system installation and start-up. See chapter* ***3.1 Access Profiles (LOGINS).

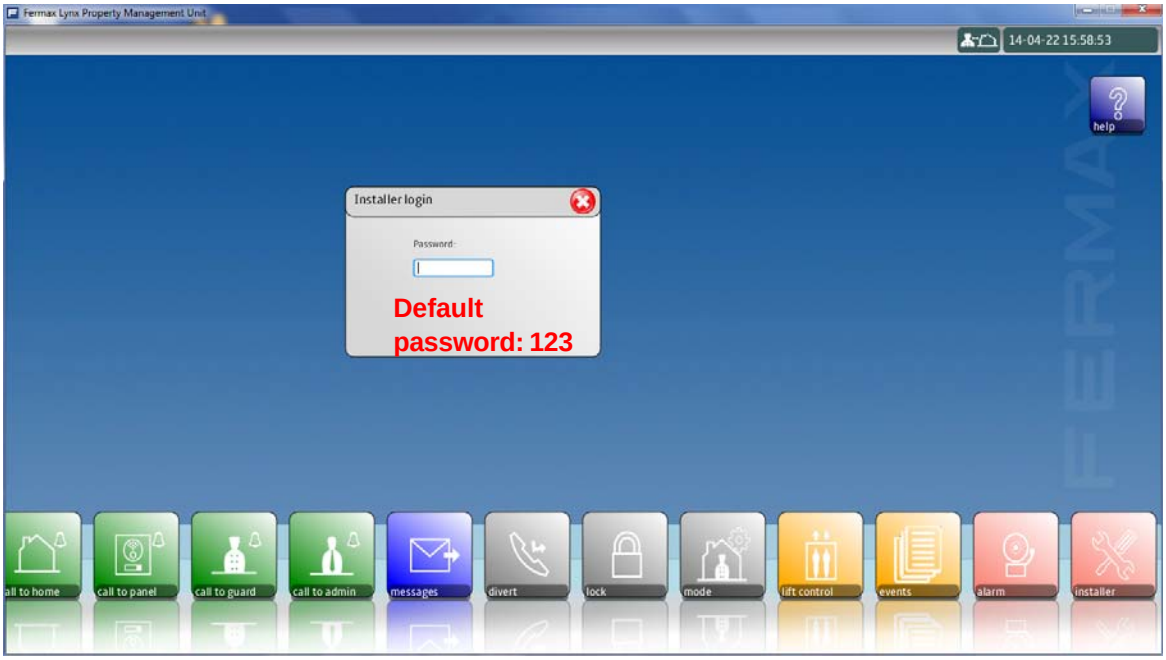
If during the installation process the Alpha keypad option is selected, said keypad is displayed on the screen. This is useful on a PC with touchscreen.

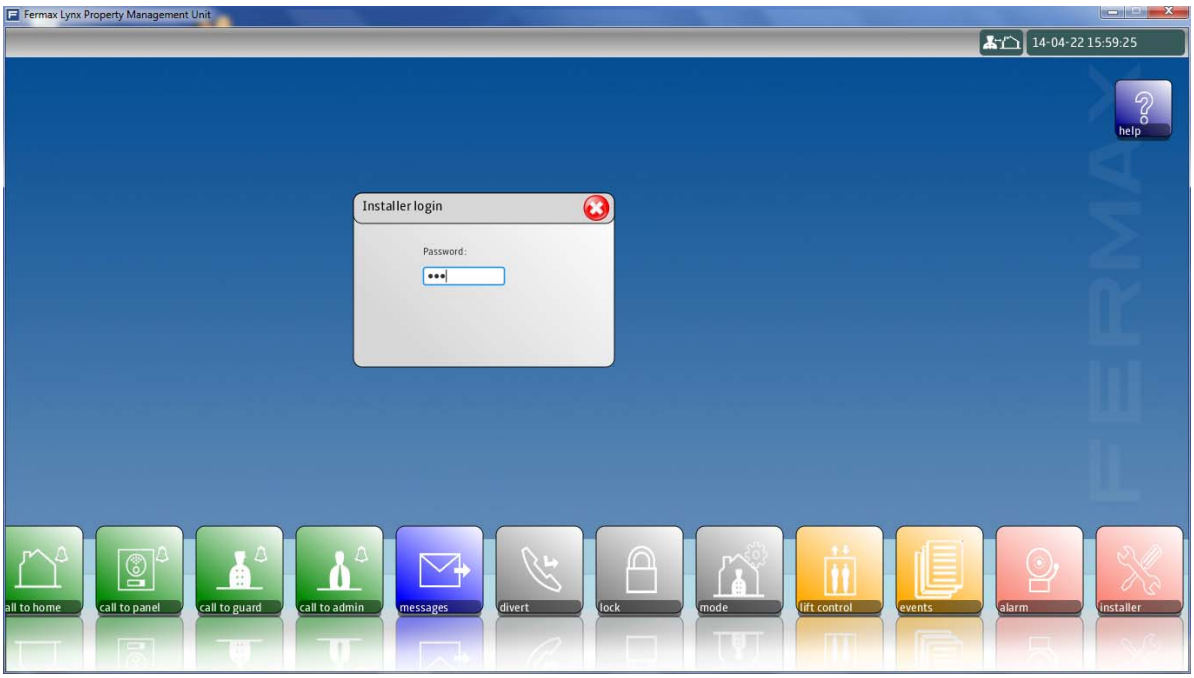
Enter the Installer's User/Password.
The default installer login is:

- user: **installer**

- password: **123**

By selecting **installer,** we access the different screens to start-up the installation.





STEP 4:

Configuration of the different screens to be able to start-up the installation.

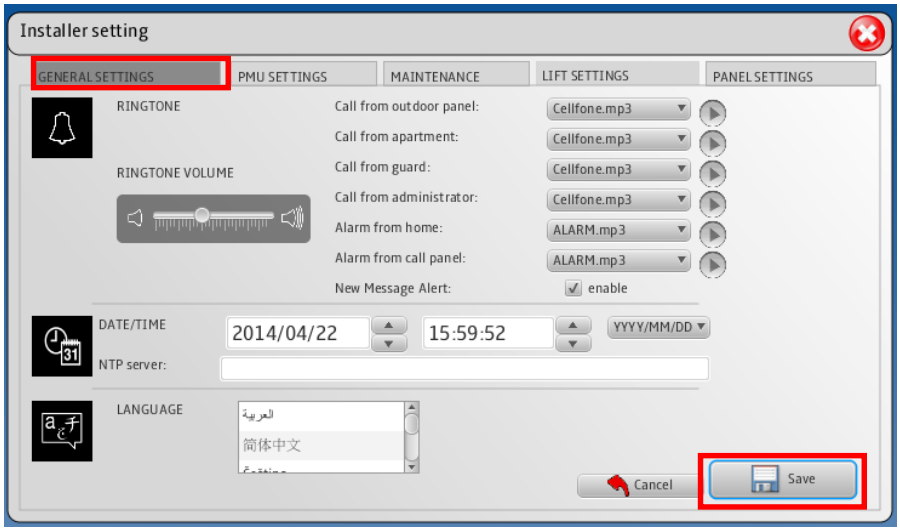
- 4.1 General Settings
- 4.2 PMU settings
- 4.3 Maintenance
- 4.4 LIFT CONTROL- Set Lift parameters
  - 4.4.1 Lift settings (guard unit installer login)
    - a) Lift settings - Table a
    - b) Lift settings - Table b
  - 4.4.2 Lifts (Lift Groups)
  - 4.4.3 Agenda
- 4.5 Panel Settings

4.1 GENERAL SETTINGS

On the **GENERAL SETTINGS** screen you can select and change the Ringtones, Volume, New message alert, Date and Time settings also allowing you to adapt the local uses in terms of date and language format. Save once the changes are complete.

Some of these parameters may have been established via the assistant during the advanced installation, see point **2.2 Run the PMU software.**

Note: *It is necessary to restart the application so that the language change is implemented*

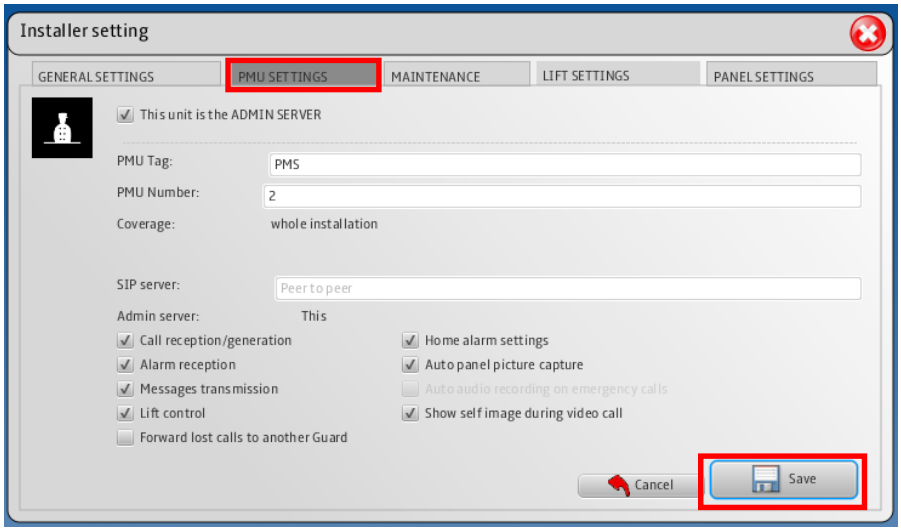


- **Ring tones.** Ringtones for every type of call.
  - Calls from the street panel
  - Call from apartment
  - Call from PMU guard
  - Call from PMU administrator
  - Alarm from a home
  - Alarm from call panel
- **New message alert**
- **Ringtone volume**
- **Date / Time**
- **Language**

4.2 PMU SETTINGS

On the **PMU SETTINGS** screen, the PMU configuration is displayed. You can enable different operating parameters: Call/Receive calls, Receive alarms, Send messages; Lifts...etc. Save once the changes are complete.

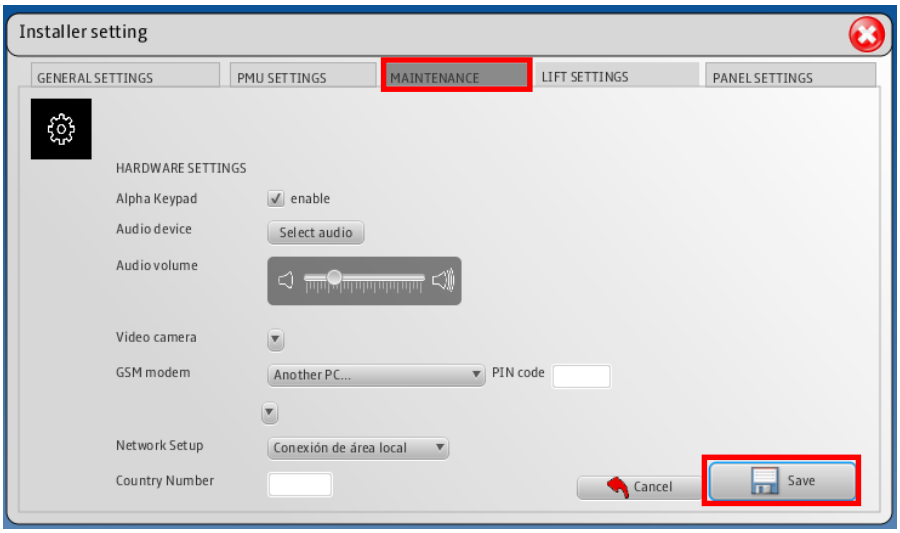
Some of these parameters may have been established via the assistant during the advanced installation, see point **2.2 Run the PMU software.**



4.3 MAINTENANCE

On the **MAINTENANCE** screen, the hardware configuration is displayed. If a parameter is changed, save once the changes are complete.

Some of these parameters may have been established by the assistant during the advanced installation, see point **2.2 Run the PMU software.**



• **Alpha keypad.**if the PC screen is a touchscreen we recommend that you select this function since the keypad appears here.

• **Audio device.** Upon pressing this a screen appears showing if the PC has been incorporated in the USB telephone or a headphone.

• **Audio Volume.**To regulate the PC volume.

• **Videocamera.** By pressing the arrow you view the PCs available cameras: the PC's own camera or any other camera connected to the USB.

• **GSM modem** From the dropdown menu (press arrow), select the GSM Modem connected to the PC and enter the card's PIN. If the card doesn't have a PIN, leave the PIN box empty.

•**Network setup**

• **Country code.** You must enter the country code in which you reside. For example Spain: +34.

4.4 LIFT CONTROL

- Set Lift parameters

- 4.4.1 Lift settings (guard unit installer login)
  - a) Lift settings - Table a
  - b) Lift settings - Table b
- 4.4.2 Lifts (guard unit installer login)
- 4.4.3 Agenda (guard unit installer login)

LIFT CONTROL.

The specific functions to control the lift are determined by the installer's installation and configuration. For security reasons, a system may require restricted use of the lift for visitors and residents. The defined level of restriction for residents is different than that defined by the visitors: the visitors may only access the floor corresponding to the apartment that opened their door, and residents may access their floor and other options (example: garage, gymnasium, club, etc.), which would be the floors defined in a "lift group."

Lift control from the monitor.

When the **lift control** button is pressed, the lift is sent to the user's floor, if configured as such, (for a predetermined amount of time). Up to 3 relays may be activated by pressing this icon (depends on the installation /configuration realised by the installer). The relay must be in the same block as the monitor.

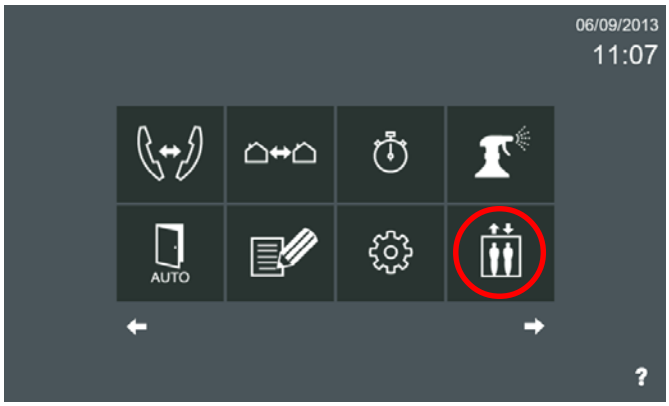
Lift control from the street panel for visitors.

For security reasons, the lift control will limit the lift destination of visitors to only access the floor corresponding to the home that has opened the door, (for a predefined period of time).

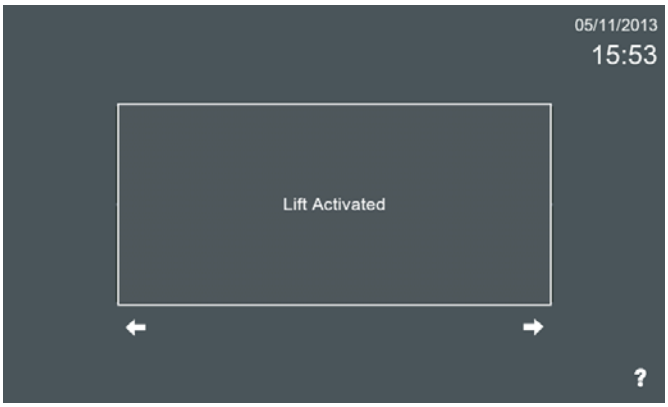
For example: If a visitor from the street panel calls apartment 1402, located on floor 14, and the tenant opens the door, the lift will only allow access to floor 14.

Lift control from the access control reader

Lift control can also be configured via the tenant's access control so that when any resident presents their user device at the street panel (proximity modules, fingerprint, radio frequencyor alphanumeric code), the system activates the relay on the corresponding panel, besides the relays enabling the corresponding button on the floor and additional floors, which the resident has permission for. After a predefined period of time, the buttons are again disabled.



Upon pressing the **lift control**, up to 3 relays may be activated (depends on the installation /configuration realised by the installer). The relay must be in the same block as the monitor. This relay is normally used to send the lift to the corresponding floor.



The monitor displays the action has taken place. *For more information on the monitor, see the VIVO Monitor manual cod. 97721 en www.fermax.com.*

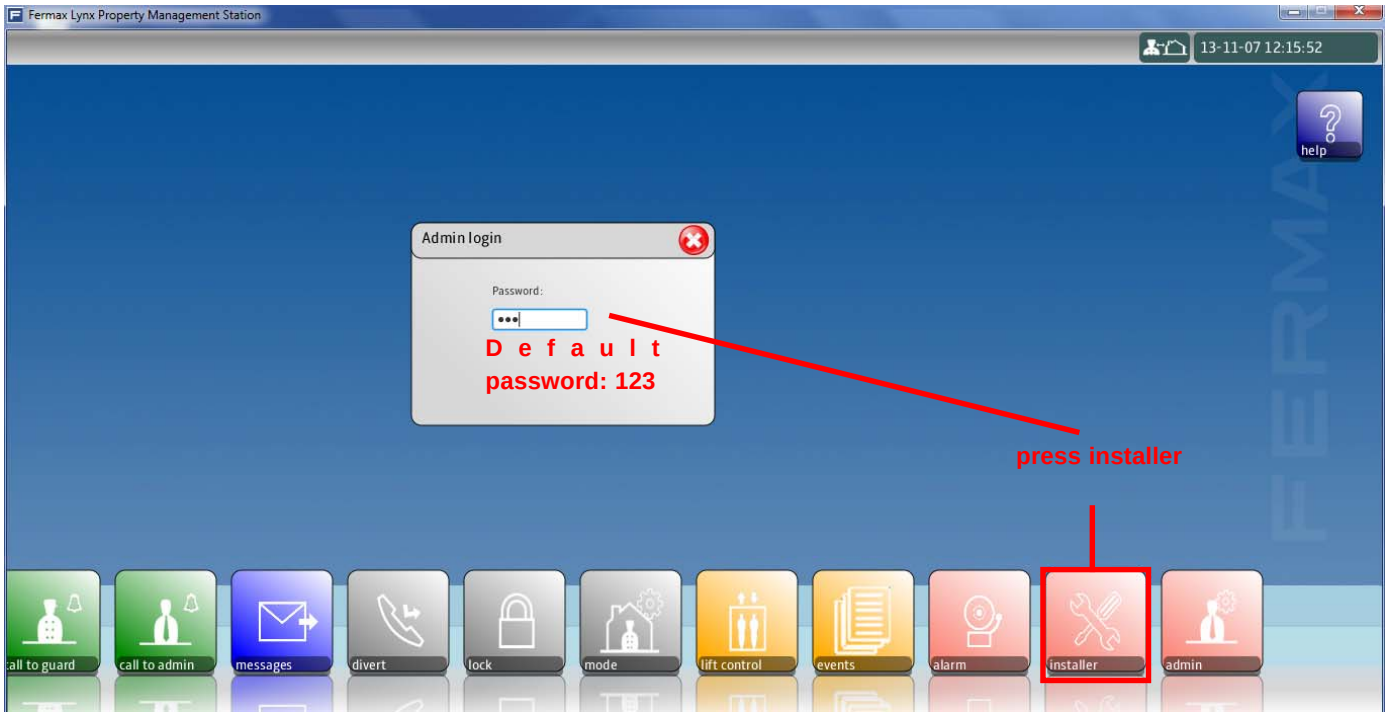
Set Lift parameters

From the **installer** menu (as seen in **STEP 3**) you can access: **Lift settings.**
The default PMU Installer username and password are:

- User: **installer**
- Password: **123**

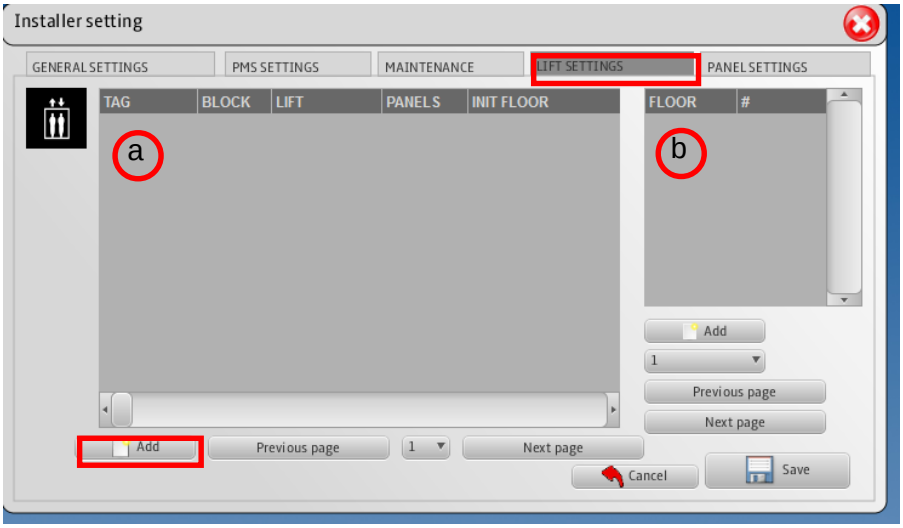
From the **administrator** menu you can access:

- **Lifts (Lift Groups)**
- **Directory**



• 4.4.1 Lift settings (guard unit installer login)

This allows you to define the existing lifts in the installation and associate them to the entrances that allow for the Lift Control.

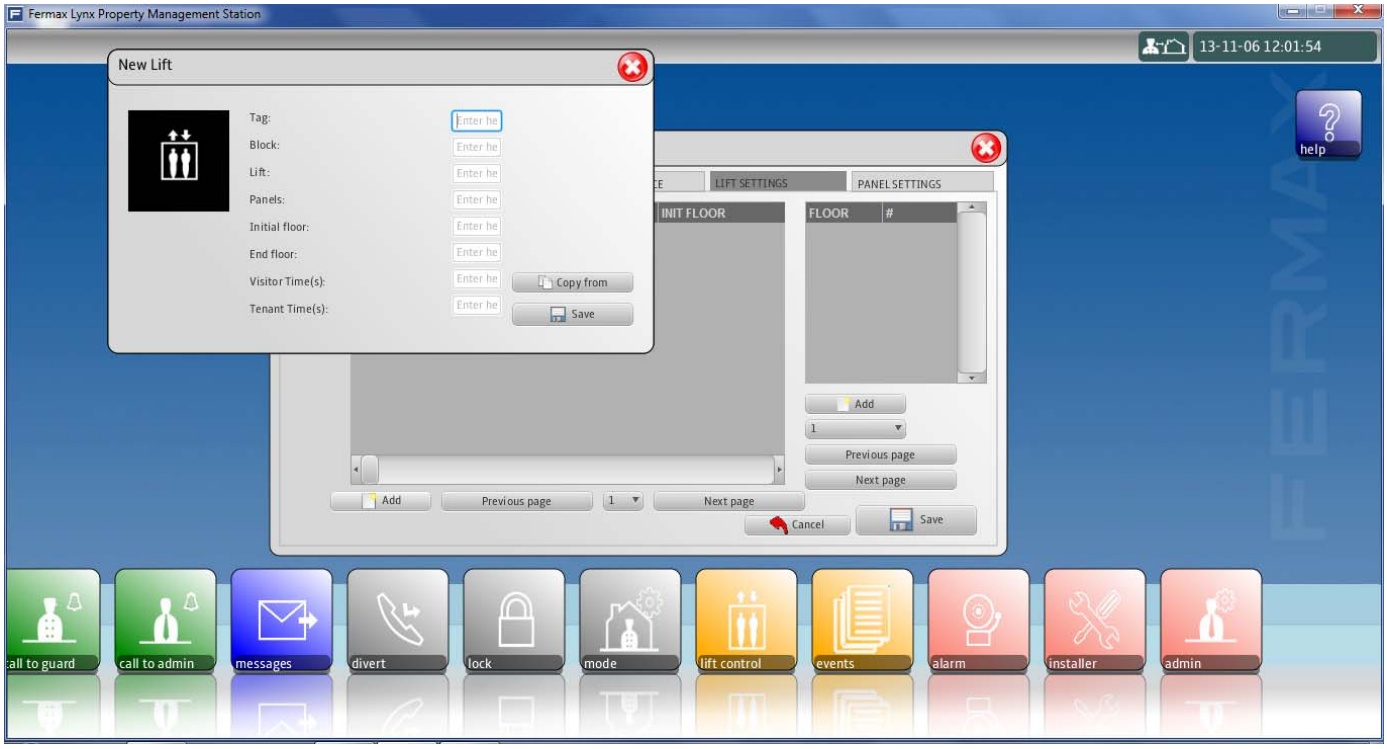


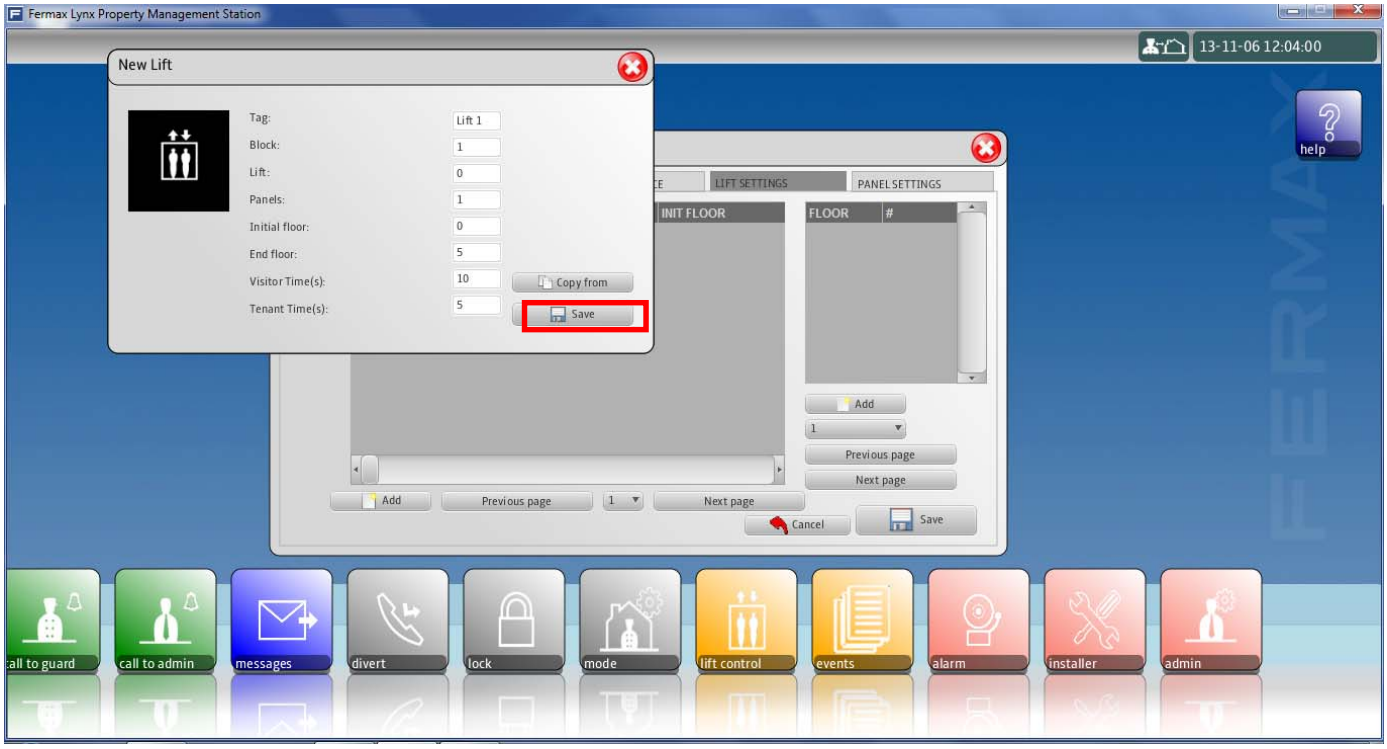
- a) Lift settings - Table a.

By pressing **add** a screen is opened to enter the data for the control of the new lift(s).
The parameters in Lift settings are:

- **Label.** Description of the lift.
- **Block.** Block where the lift is located.

- **Lift** The number of master relay modules corresponding to this lift.
- **Panels.** The number of panel or panels in this block that allow access to this lift. The panel numbers are entered separated by commas without space. For example: 1,2,3,4
- **Initial floor.** Initial Floor for the lift
- **Top floor.** Top floor for the lift
- **Visitor(s) time.** This is the time that the visitors have to reach the elevator, from the moment that any tenant has opened the entrance door for them.
- **Tenant(s) time.** This is the time that the tenants have to reach the elevator, from the moment that they activate the corresponding entrance.



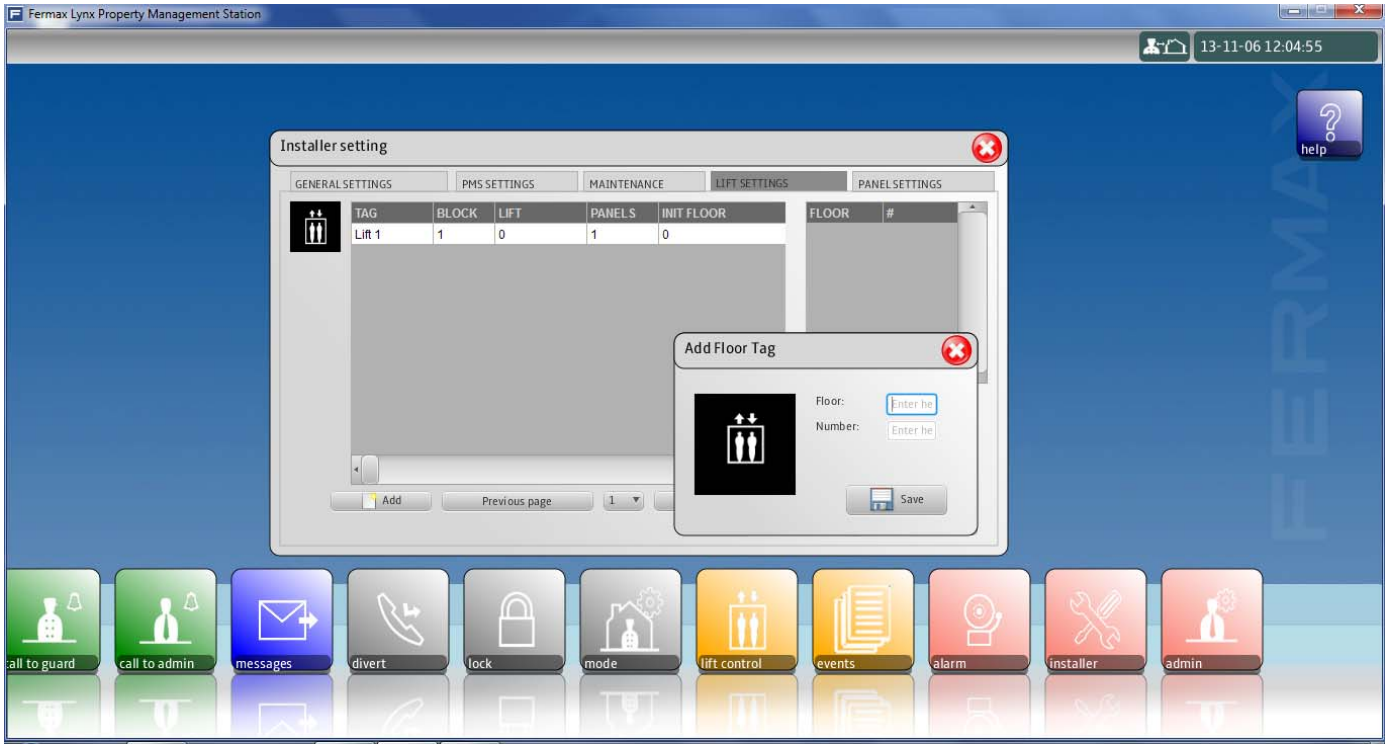


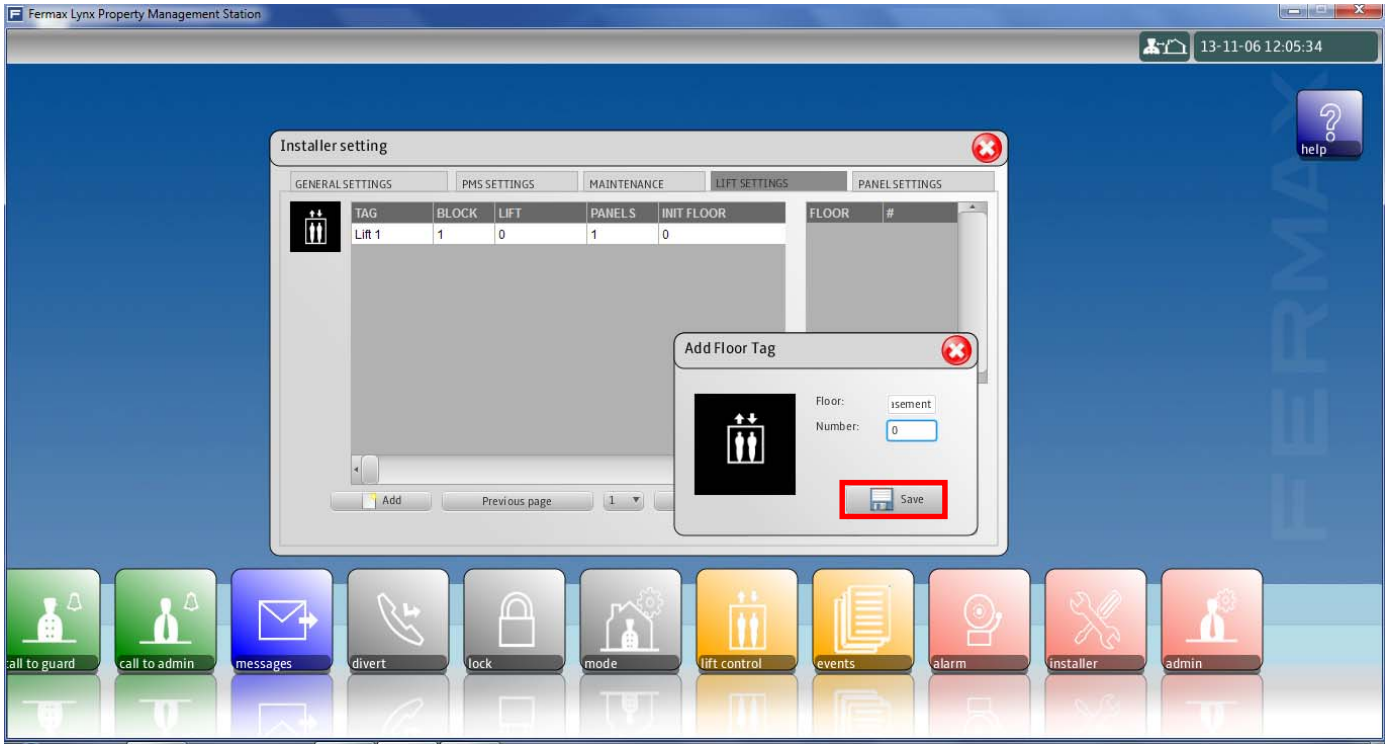
Once all parameters are defined press Save.

b) Lift settings - Table b.

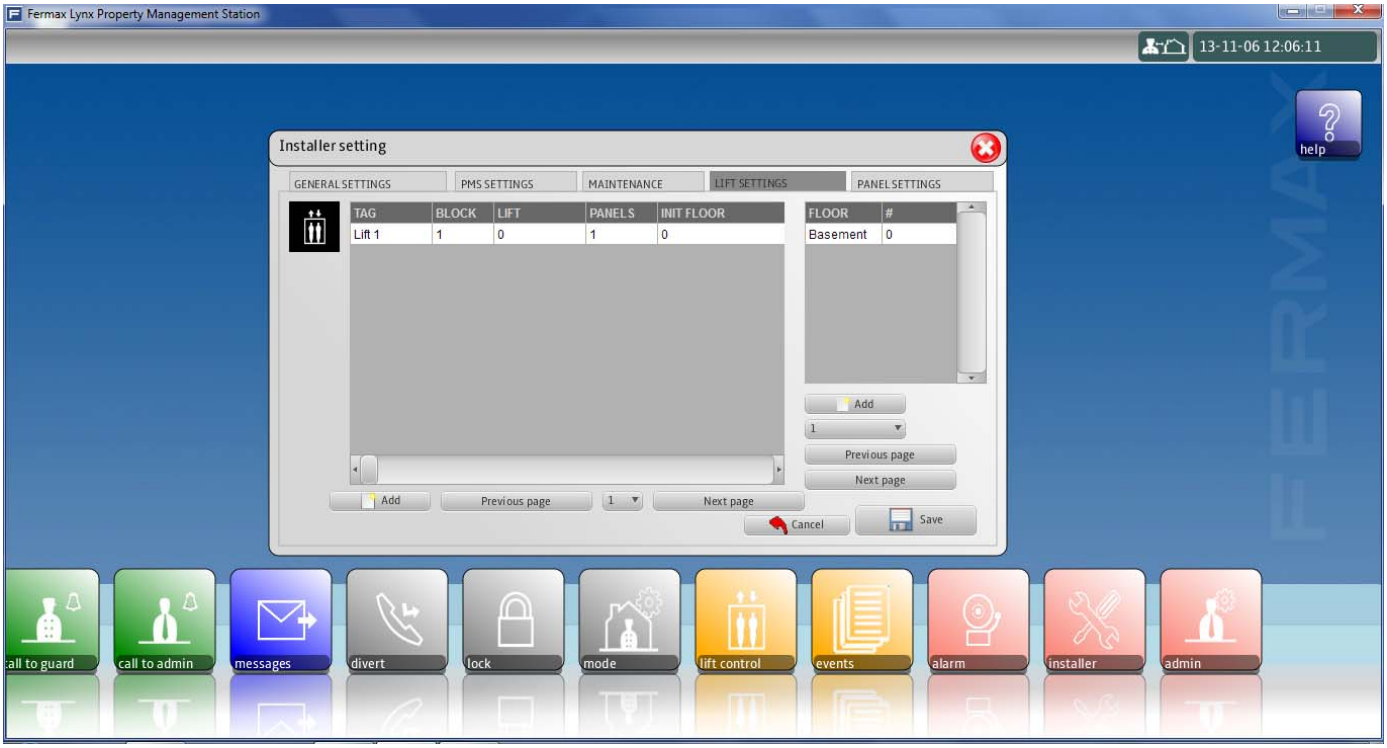
By pressing **add** a screen is opened that defines the floors we want to represent with the text instead of numbers,, for example: "BASEMENT", "GARAGE", etc..

- **FLOOR** (the floor): these are the characters represented in the FLOOR on the USERS table (Agenda).
- **Number:** this is the number corresponding to the FLOOR.

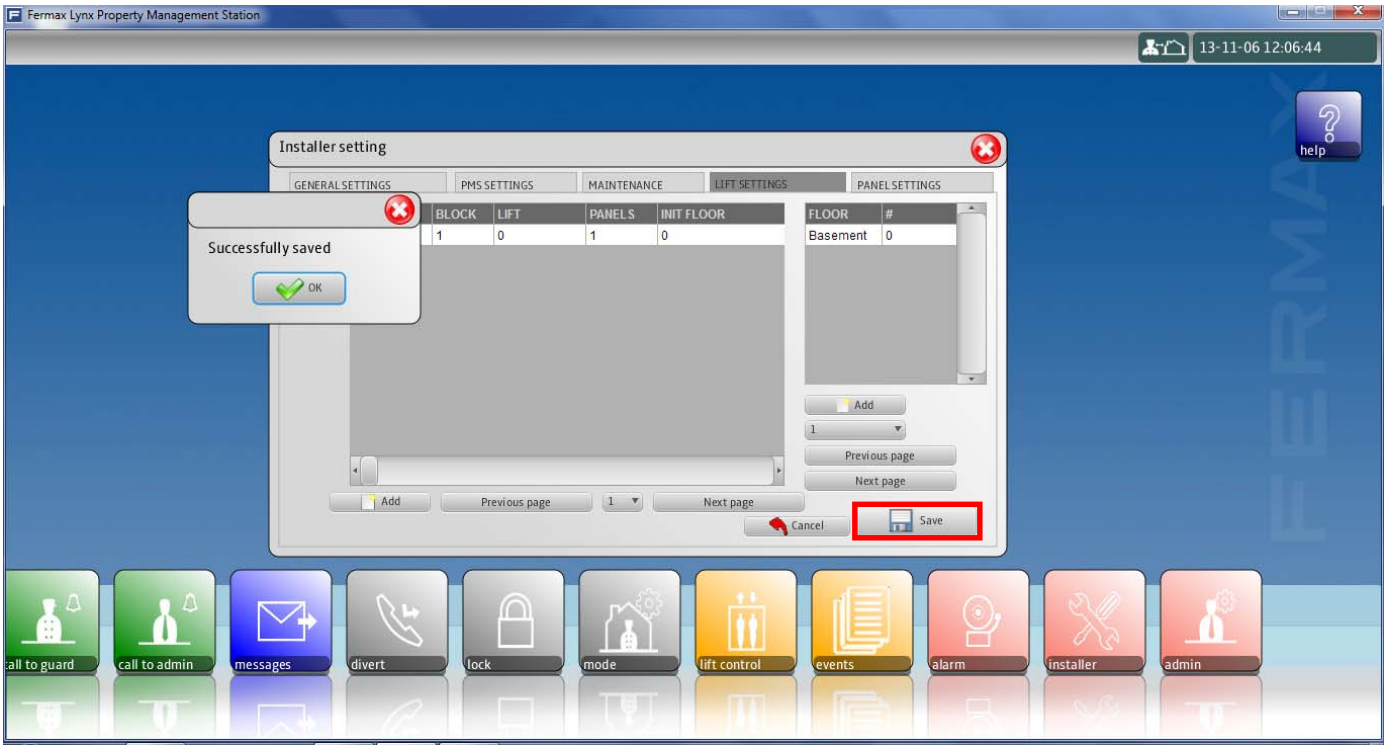




Once all parameters are defined press Save.

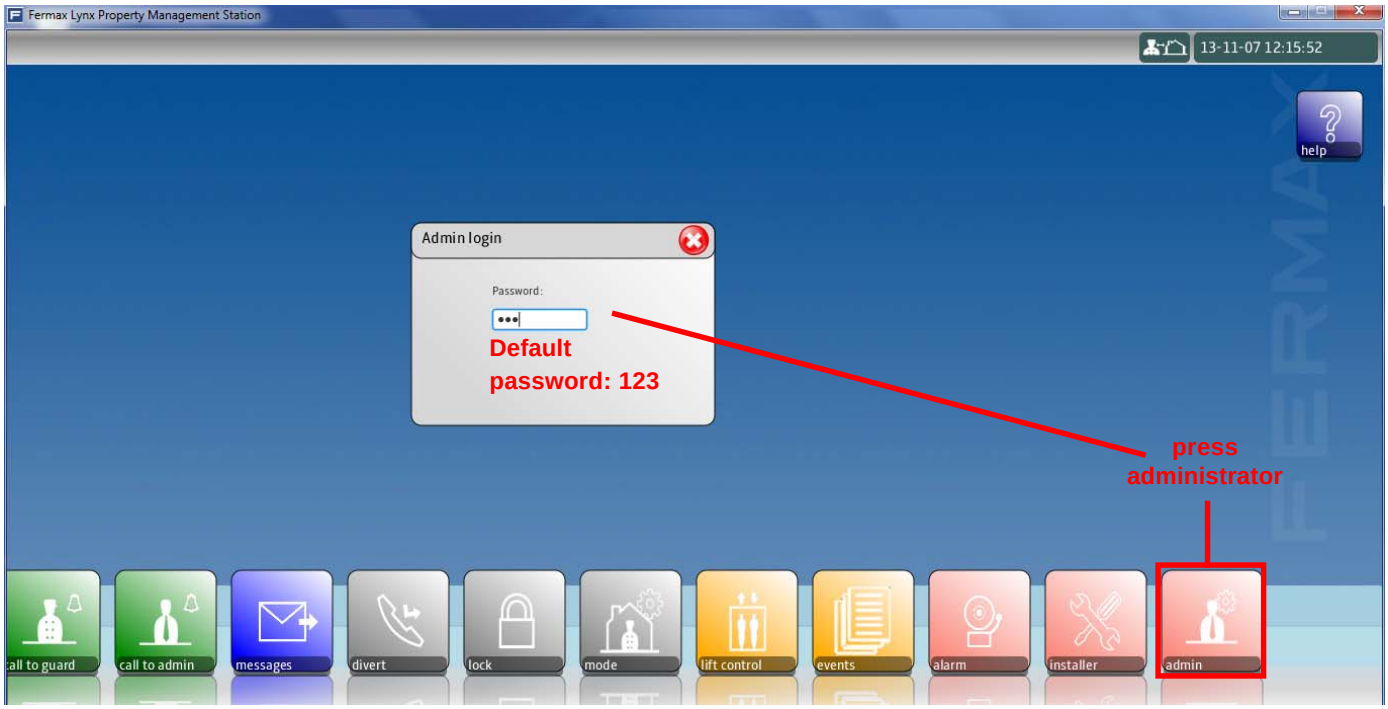


Once all parameters are defined press Save. Upon saving, all of the configuration is saved in the system's different equipment: panels, monitors, etc.



From the **administrator** menu you can access:

- **4.4.2 Lifts (Lift Groups)**
- **4.4.3 Agenda**

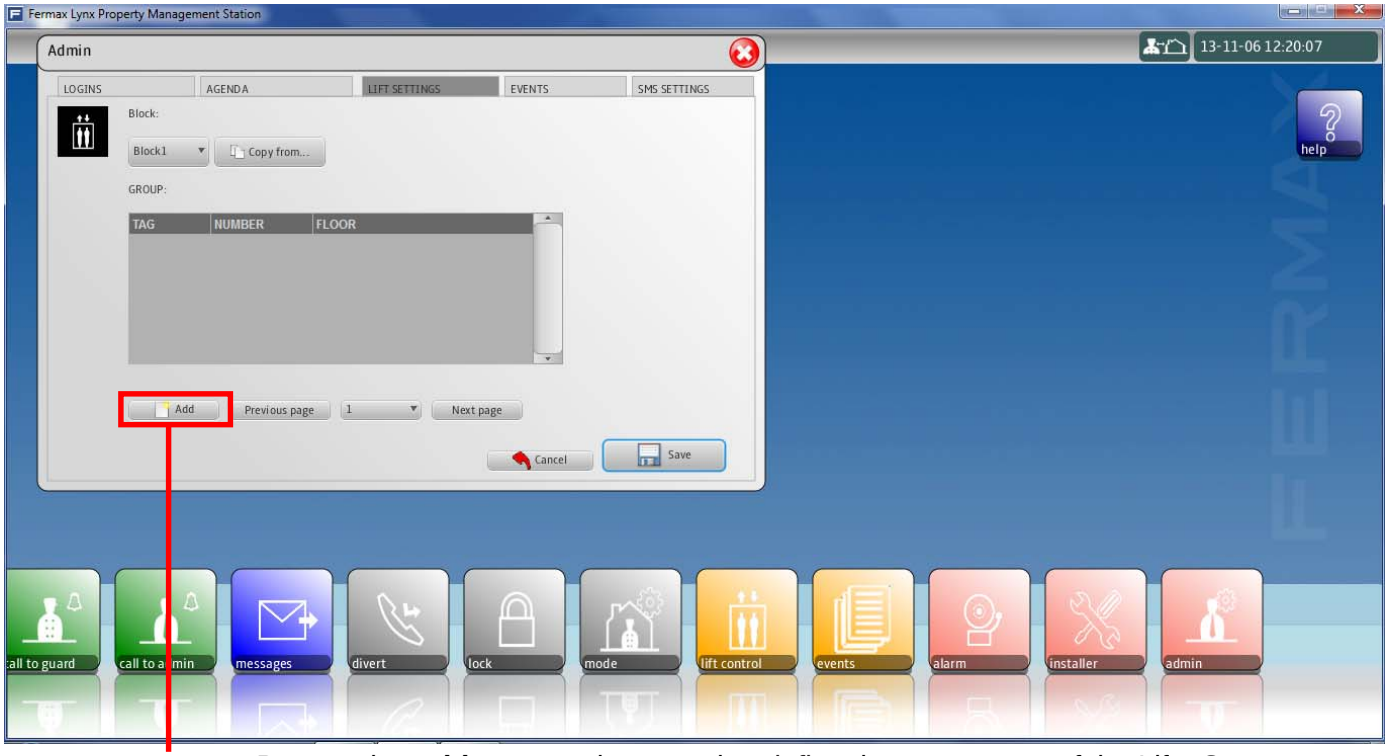


- **4.4.2 Lifts (Lift Groups)**

On this table we define the floors to which the users can access via the lift. Each user is automatically assigned the corresponding relay to their floor (according to the agenda) and a determined group (optional), to allow access to the defined floors besides their own. By pressing **add** a screen is opened to enter the data to generate these groups.

The parameters in Lifts are:

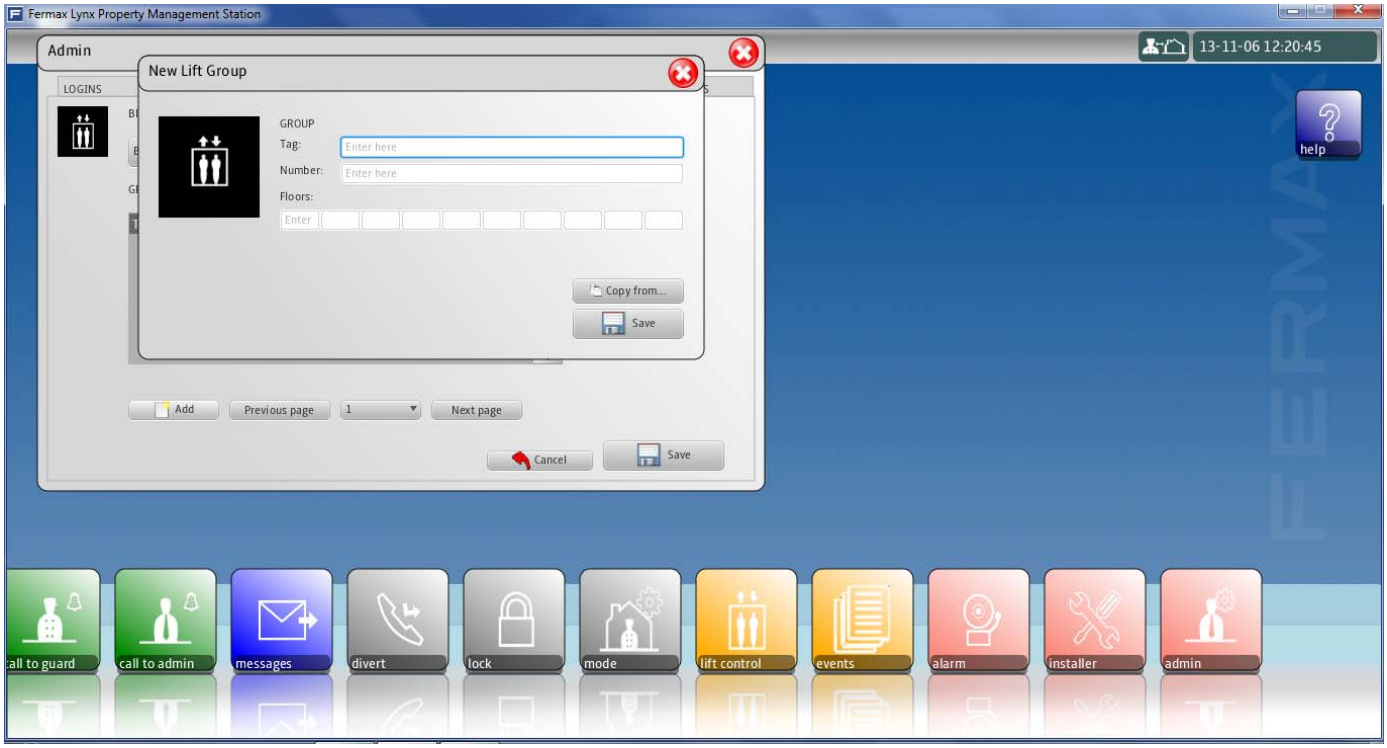
- **Tag.**Group description.
- **Number.** The number that identifies the group.
- **Floor.** Floors defined for this group. Floors in which the resident can access are assigned the group in the Agenda. You can enter individual floors or a range of floors.

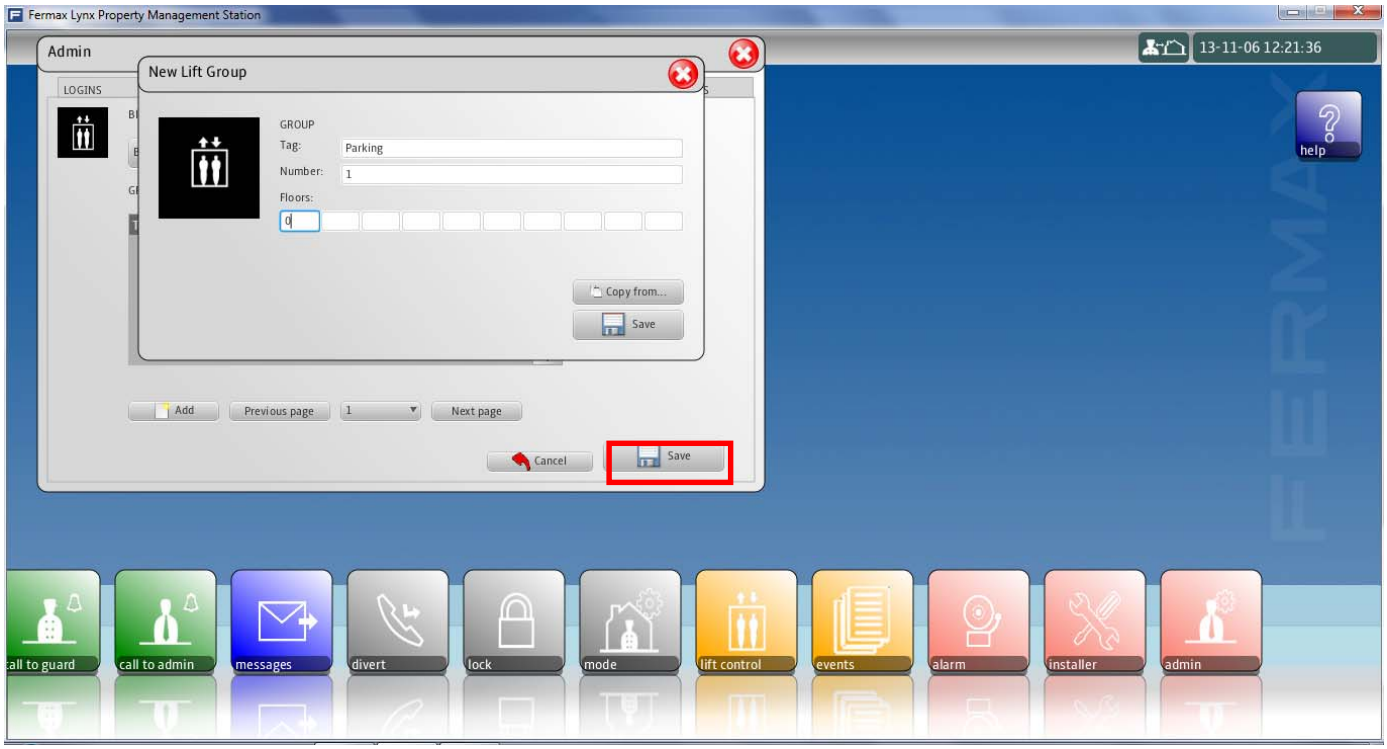


Press add

By pressing **add** a screen is opened to define the parameters of the Lifts Groups.

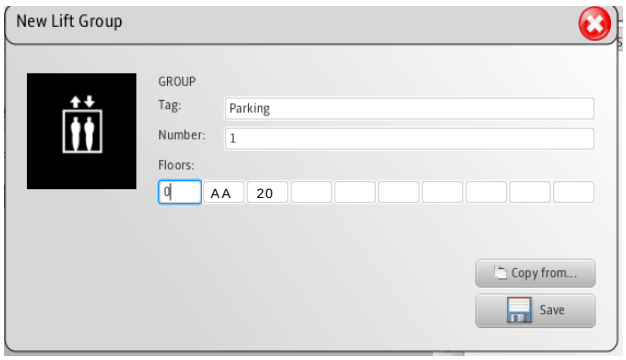
Enter the parameters.





Once all parameters are defined press Save.

Note: *To indicate the range of floors, use the characters* ***AA****, for example: 0 AA 20 means relays 0 to 20.*



• 4.4.3 Agenda

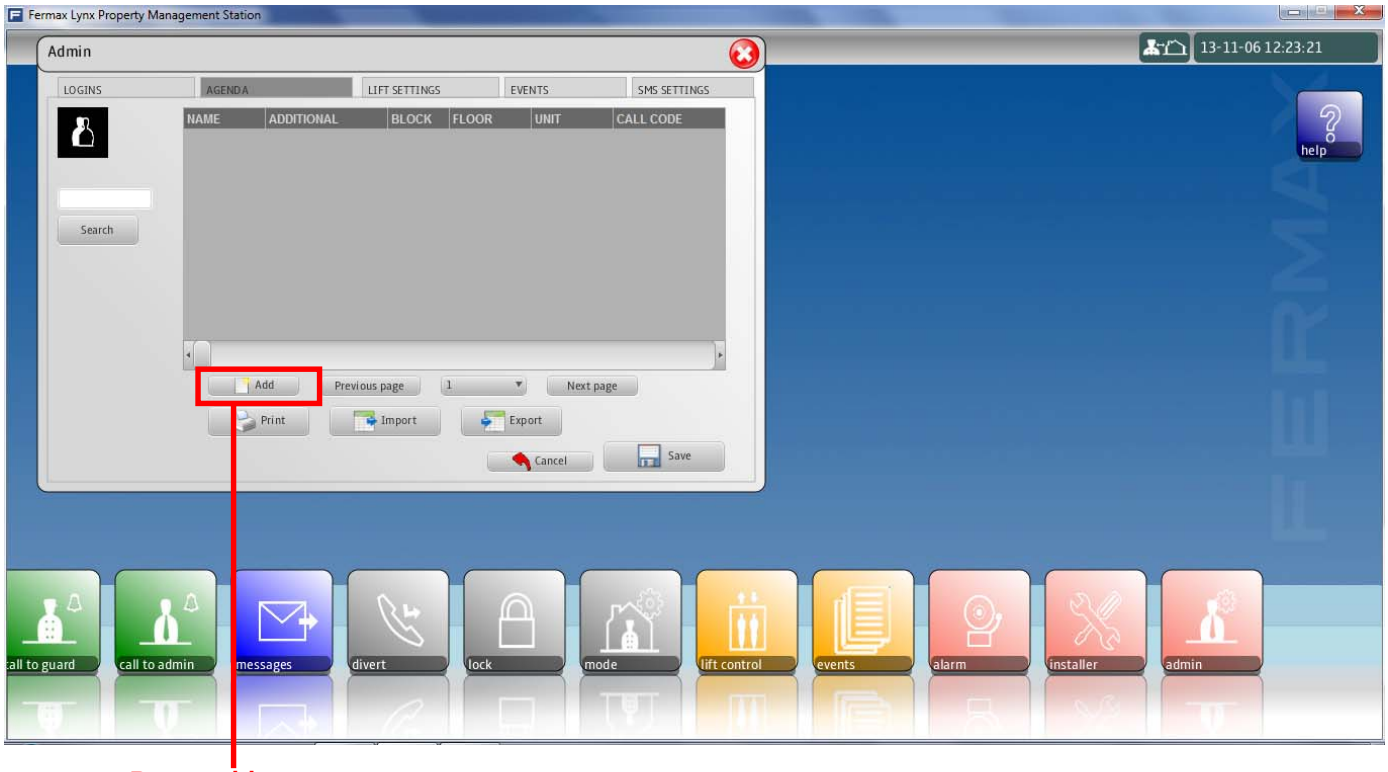
This table defines the resident parameters. Relative to these parameters and prior to programming the lift control, the resident may carry out defined functions in the lift control:

- **Lift control from the monitor.**
- **Lift control from the street panel for visitors.**
- **Lift control from the access control reader**

By pressing **add** a screen is opened to enter the data to allow these functions to operate.

The parameters in the Agenda are:

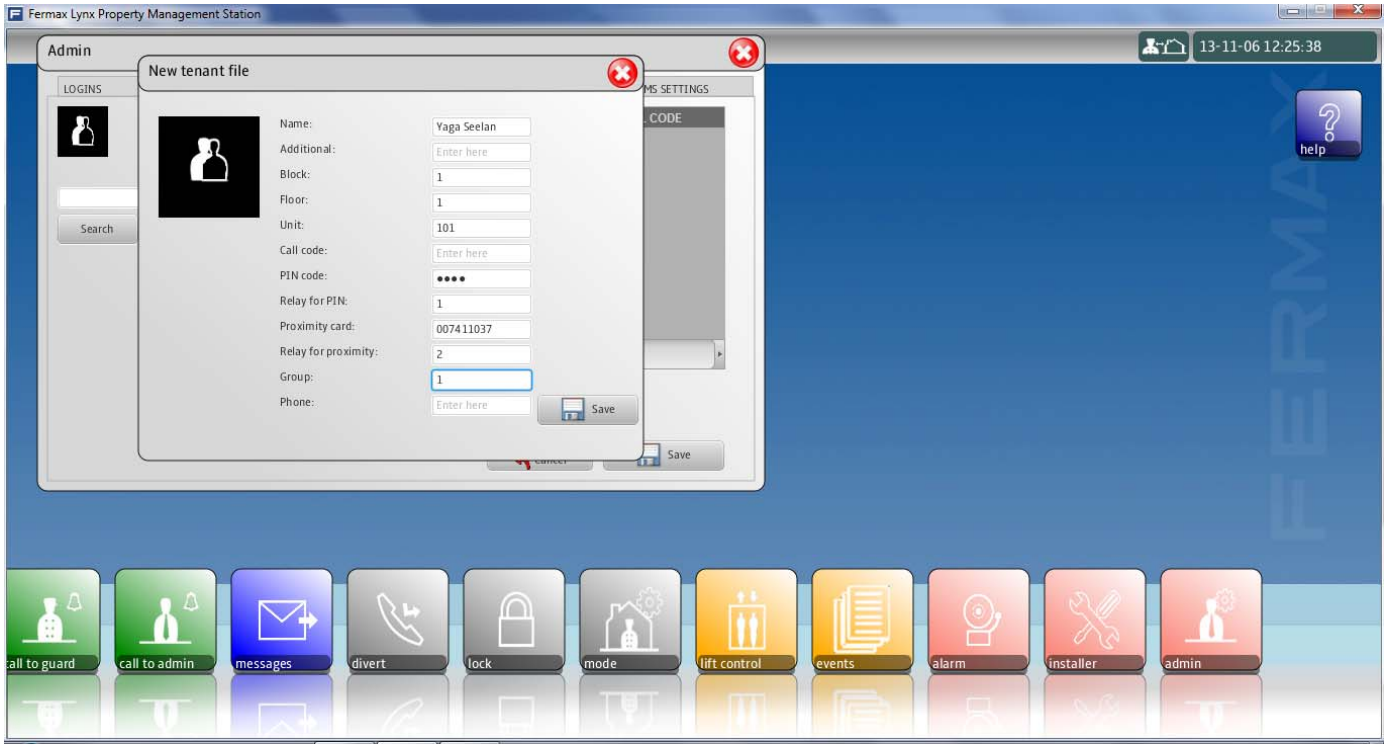
- **Name.** Resident name.
- **Additional.** Additional information This information is shown on the street panel as follows:
  * As additional information for each user, if the option to show users one by one on the display is selected on the panel.
  * As an open door message substituting the default message, if programmed on the panel.
- **Block.** Block where the lift is located.
- **Floor.** Floor where the room is found (monitor).
- **Unit.** Floor number (monitor)
- **Calling Code.** Calling code (you can leave it empty, except when using the alphanumeric calls: A1, B12, C101. The alpha keypad option must be enabled.)
- **PIN** Resident PIN. To open the entrance door by entering the personal 4,5 or 6 digit PIN via the panel's keypad. You can also change this PIN code by presenting a proximity card, extra level of security. Prox+PIN, (if the panel includes this reader. The functions that **Enable the PIN** and **Prox+PIN** must be enabled on the panel.
- **Relay for PIN.** Relay activated upon entering the user's PIN on the panel .
- **Proximity Card.** Resident card.
- **Proximity Relay.** Relay activated upon entering the user's proximity card on the panel .
- **Group.** Group number, to allow the user access to the floors defined here, besides their own.
- **Telephone.** Resident telephone. For SMS notifications, only if the PC has the GSM module.



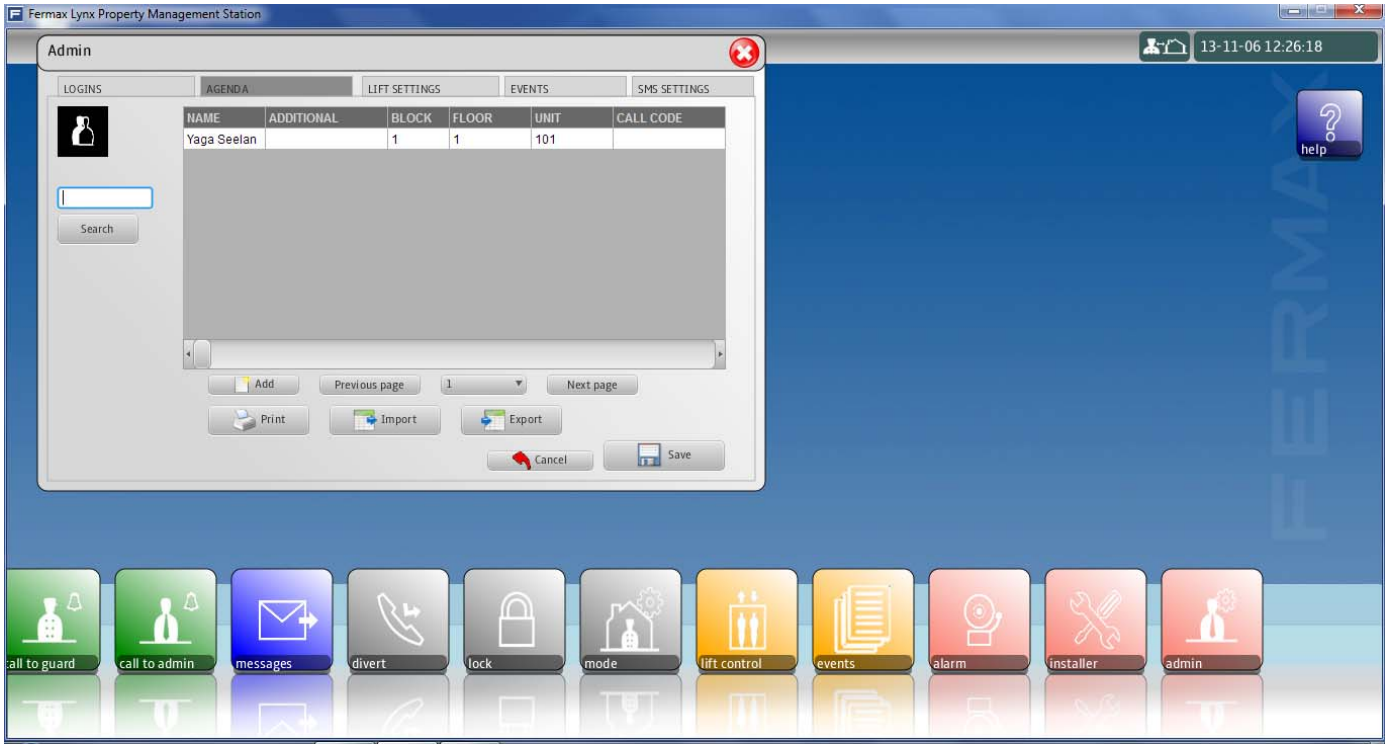
By pressing **add** a screen is opened to define the parameter.

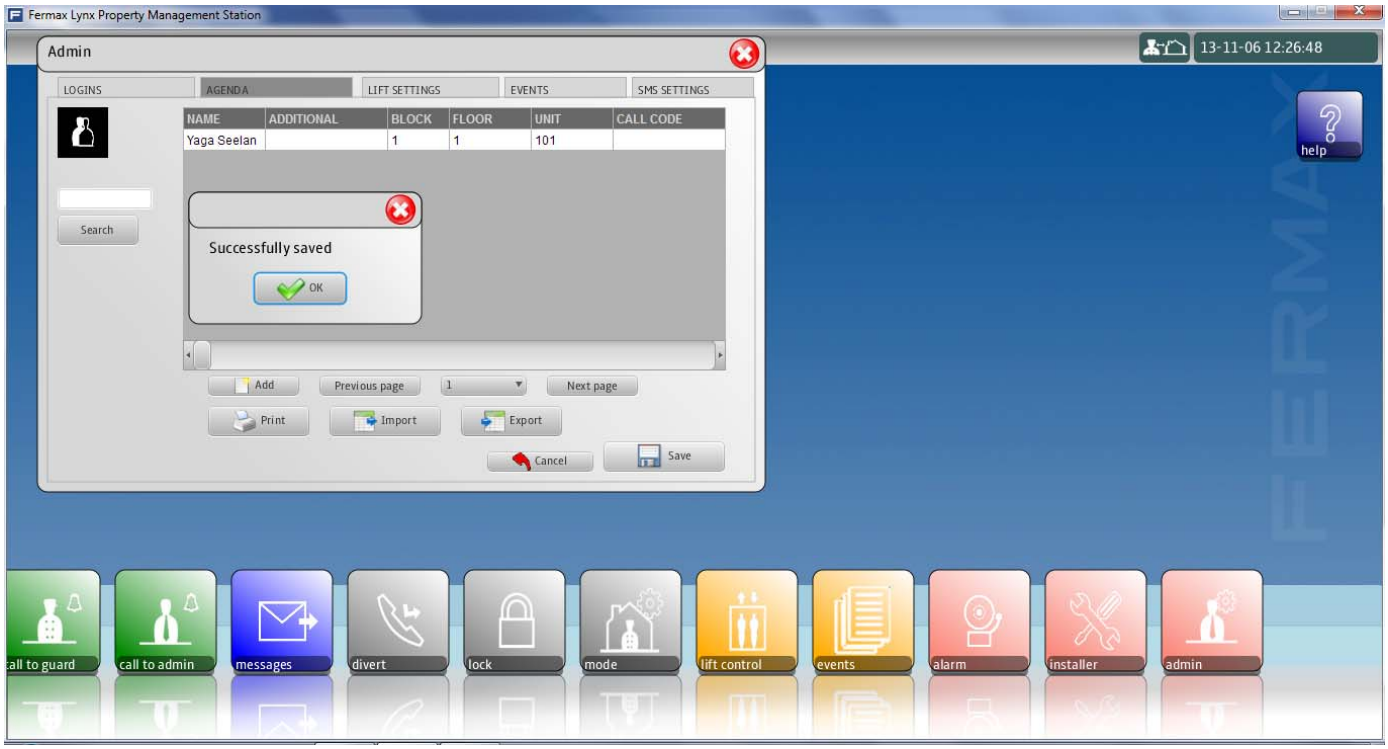
***Note:** In the **PIN Relay** and the **Proximity Relay** you can enter values 1, 2 or 3. If you enter 1 or 2 you select relay 1 or 2, and if you enter 3 you select both relays.*

Enter the parameters.



Once all parameters are defined press Save.

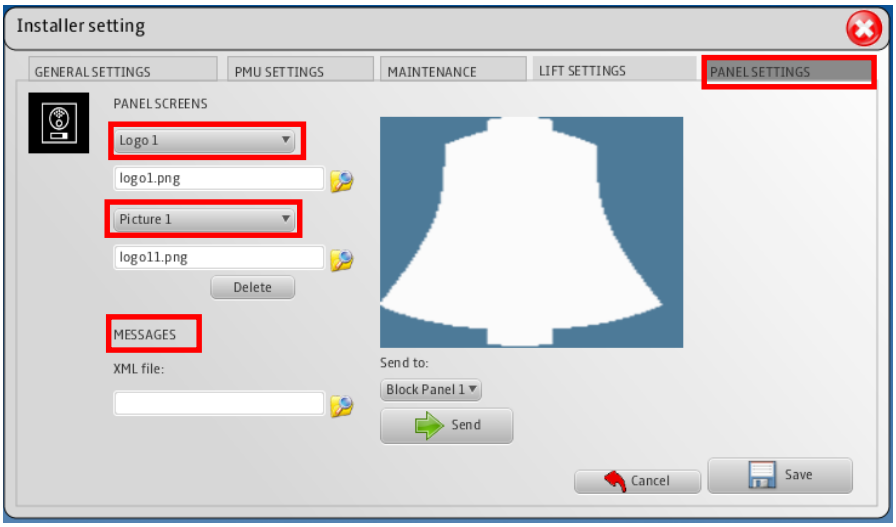


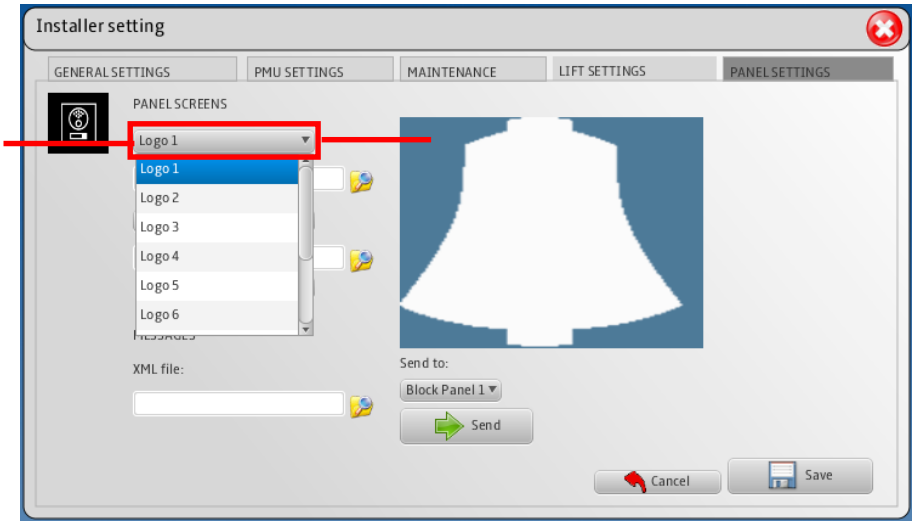


Once all parameters are defined press Save. Upon saving, all of the configuration is saved in the system's different equipment: panels, monitors...

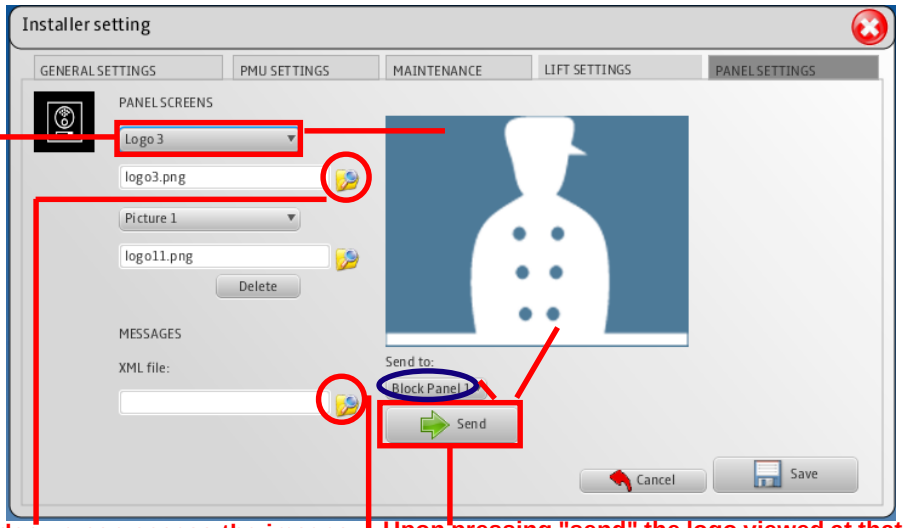
4.5 PANEL SETTINGS

On the **PANEL SETTINGS** screen you can update the display logos, images and messages.





The selected logo appears

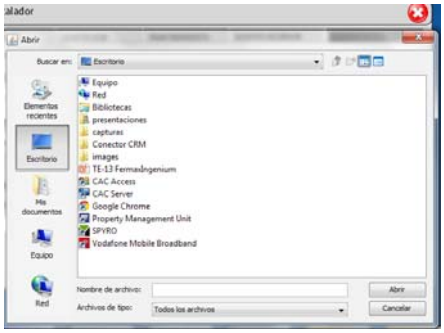


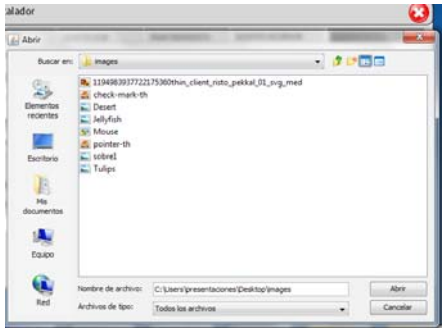
The selected logo appears

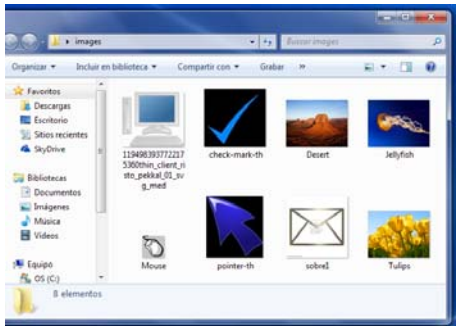
Note: *the imported images must be in png format and size 100 x 100.*

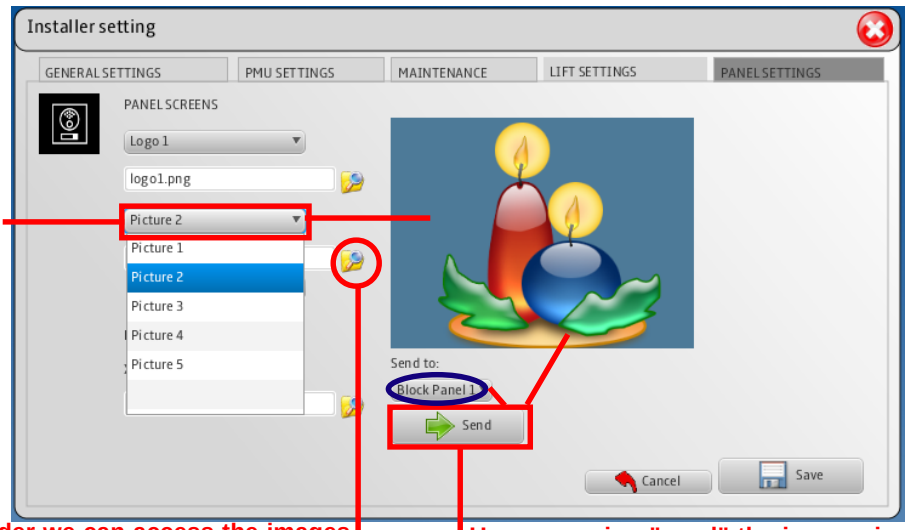
By pressing the folder we can access the images on our PC and add them. The same occurs with the XML files

Upon pressing "send" the logo viewed at that time, for the selected panel, which in this example has been named BLOCK 1









The selected image is displayed

***Note:** The imported images must be in png format and size 320 x 240.*

By pressing the folder we can access the images on our PC and add them.

Upon pressing "send" the image viewed at that time, for the selected panel, which in this example has been named BLOCK 1

The same operation has the MESSAGES option.

STEP 5:

Configuration of the different administrator screens.

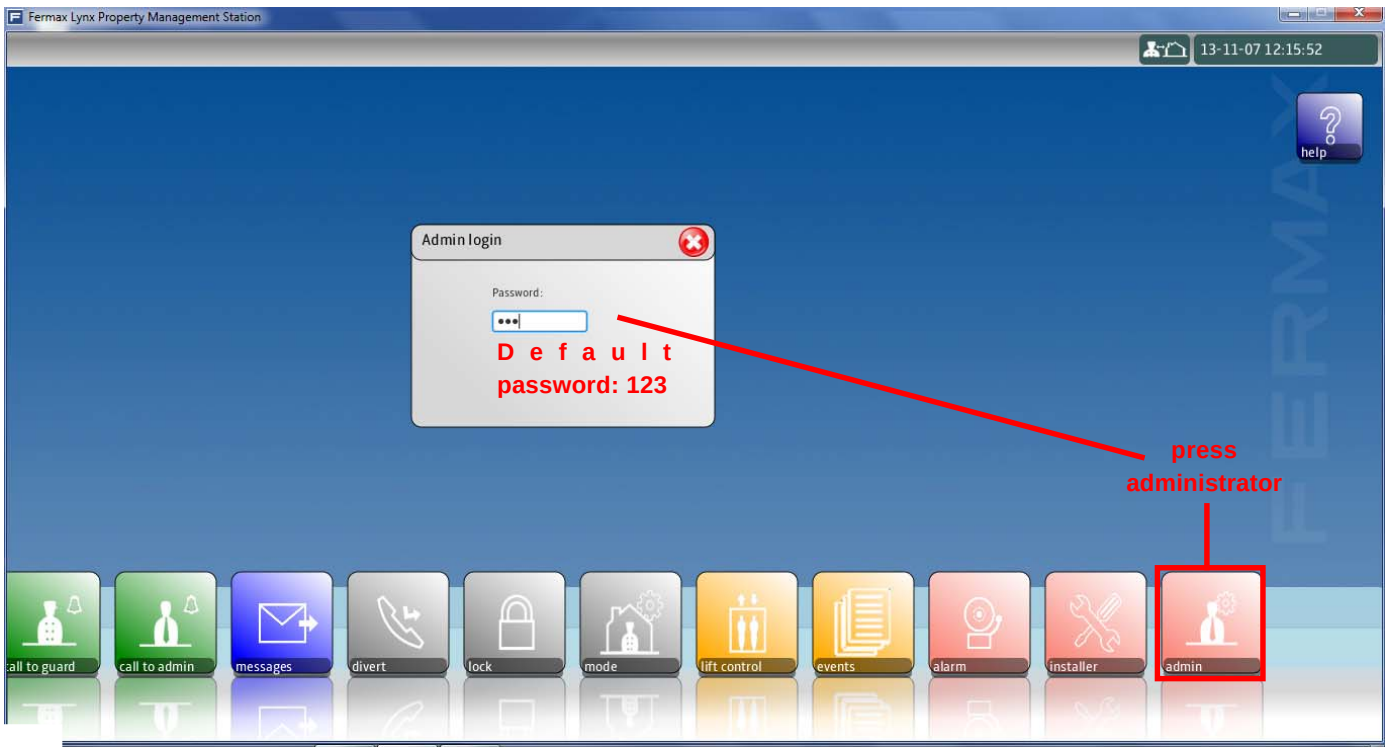
Once configured all of the installer screens, you can configure all of the administrator settings.

The **administrator** has the special privilege to configure all of the resident information and permits, create and modify logins (user/password), access control and events. It is the administrator's responsibility to configure this information with the aim of completing the databases with the necessary information for optimal system performance.

The different screens to be configured by the administrator are:

- 5.1 Users (Access profiles- LOGINS)
- 5.2 Agenda
- 5.3 Lifts
- 5.4: Events
- 5.5 SMS Settings

The default PMU Administrator username and password are:
- User: **admin**
-Password: **123**



o 5.1 USERS (Access profiles- LOGINS)

On the **USERS** screen we see the accounts (logins) of all user profiles, and new ones may be registered. The default values are:

- **PMU – Administrator** = Property Management Unit as administrator.
- **PMU – Guard** = Property Management Unit as Guard.
- **PMU – Installer** = Property Management Unit as installer.
- **PMU – Alarms** = Property Management Unit as alarms.

This configuration is local in each PMU,that is, a user may be able to entering in one PMU but not in another. It's important that the administrator creates different access accounts for each user. **Fermax recommends changing the default usernames and passwords:** Save once the changes are complete.

Default Logins.

The default PMU Administrator username and password are:
- User: **admin**
-Password: **123**

The PMU Installer username and password are:

- User: **installer**
-Password: **123**

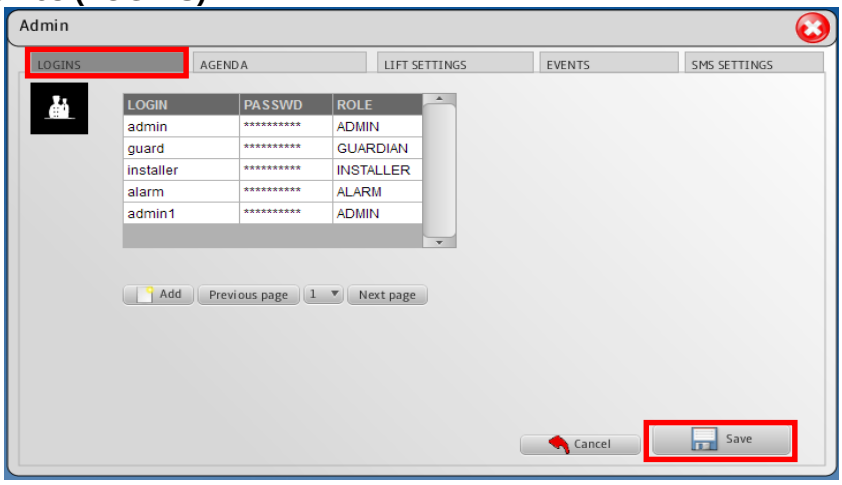
The default PMU Guard username and password are:

- User: **guard**
-Password: **123**

The default PMU Alarms username and password are:

- User: **alarm**
-Password: **123**

The function of the different session logins is to have different privileges and functions, for more details see point **3. Access profiles (LOGINS).**



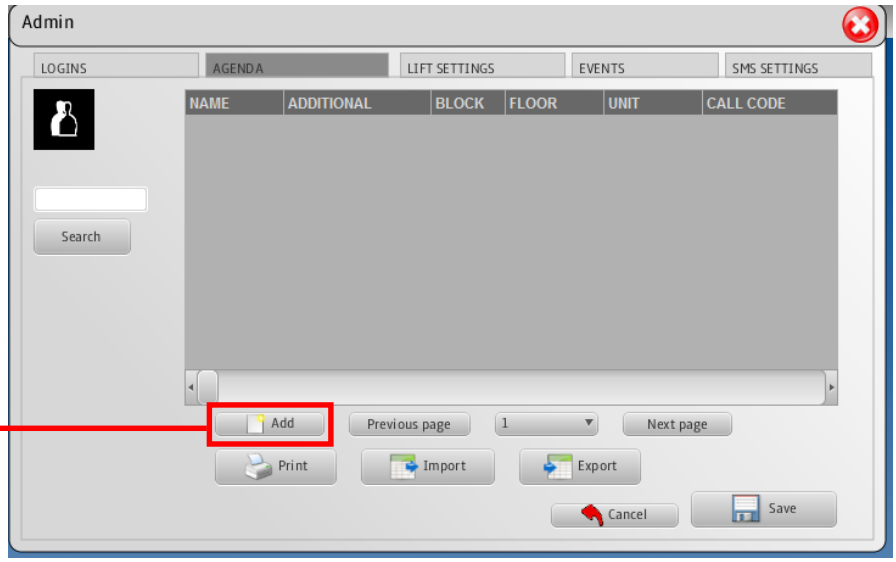
o 5.2 AGENDA

On the **AGENDA** screen, all resident's information is defined and stored.

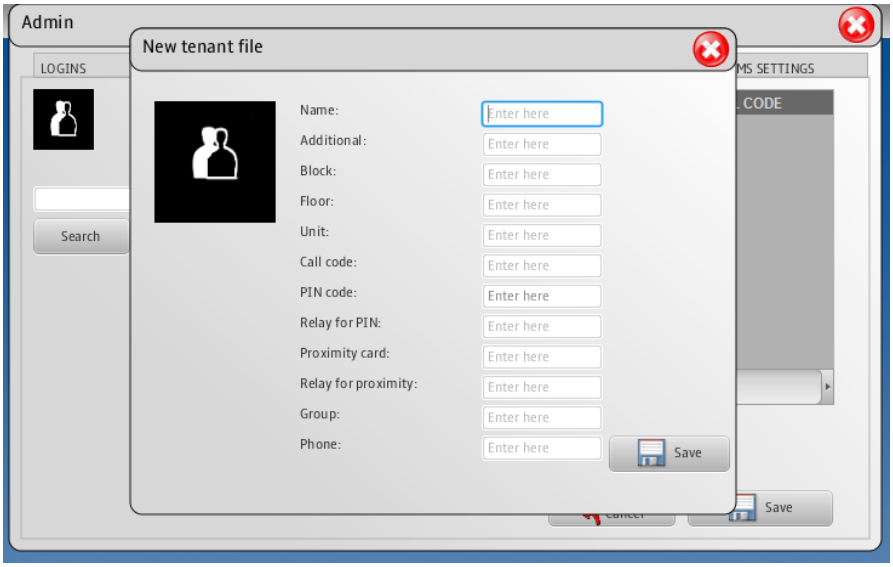
The parameters in the Agenda are:
- **Name** Tenant name.
- **Additional.** Additional information This information is shown on the street panel as follows:
  * As additional information for each user, if the option to show users one by one on the display is selected on the panel.
  * As an opening door message substituting the default message, if the option to show users four by four on the display is selected on the panel.
- **Block.** Block where the lift is located.
- **Floor.** Floor where the house is (monitor).
- **Unit.** Home number (monitor)
- **Calling Code.** Calling code (you can leave it empty, except when using the alphanumeric calls: A1, B12, C101. The alpha keypad option must be enabled.)

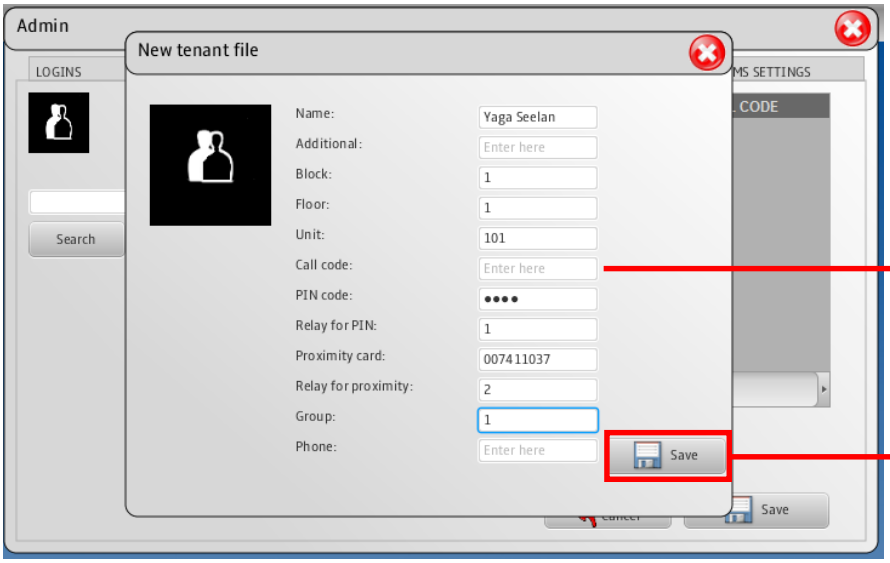
- **PIN** Tenant PIN. To open the entrance door by entering the personal 4, 5 or 6 digit PIN via the panel's keypad. You can also change this PIN code by presenting a proximity card, extra level of security. Prox+PIN, (if the panel includes this reader. The functions that **Enable the PIN** and **Prox+PIN** must be enabled on the panel.
- **Relay for PIN.** Relay activated upon entering the user's PIN on the panel .
- **Proximity Card.** Tenant card.
- **Proximity relay.** Relay activated upon entering the user's proximity card on the panel .
- **Group.** Group number, to allow the user access to the floors defined here, besides their own.
- **Telephone.** Tenant telephone. For SMS notifications, only if the PC has the GSM module.

Press add



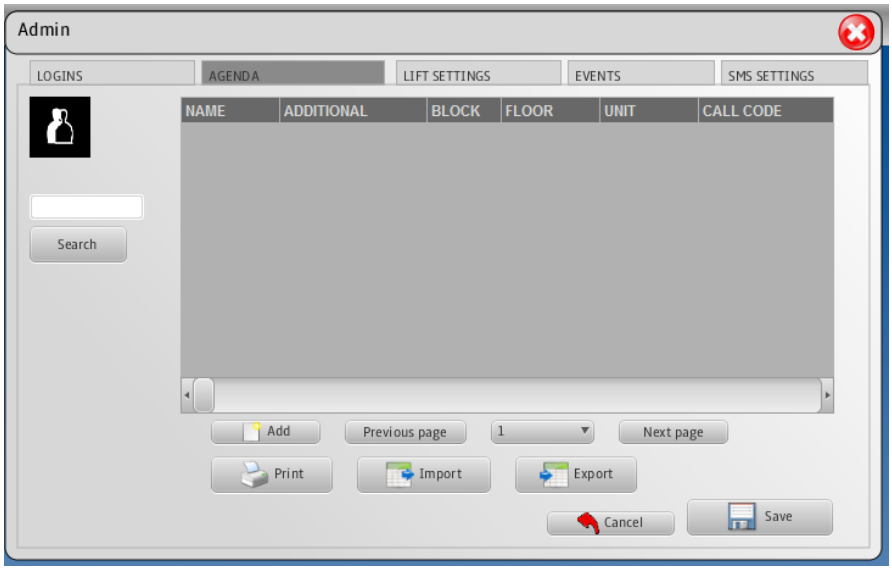
By pressing **add** a screen is opened to define the agenda's parameters. Enter the parameters.





The fields left blank will be saved without a value

Once all parameters are defined press Save



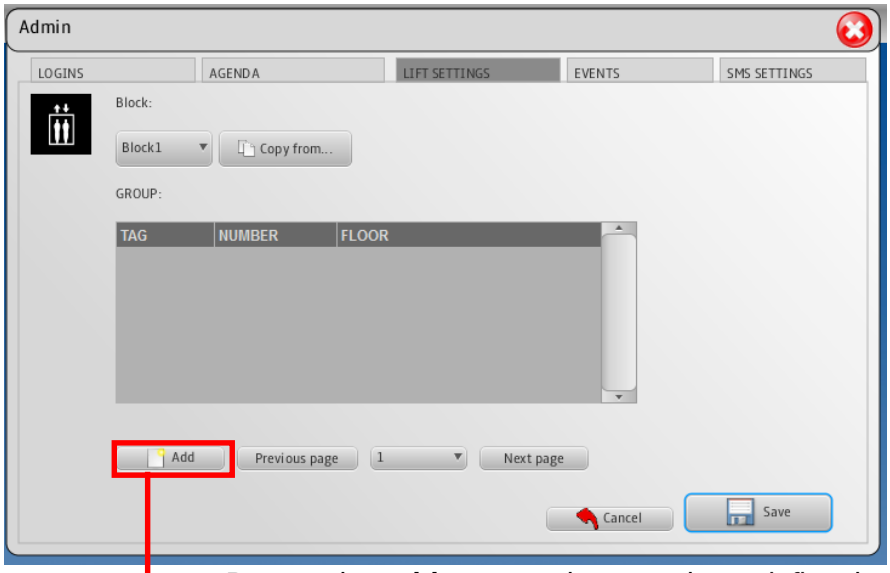
The tenants Agenda can also be:

- **Print**
- **Export / Import** from an excel file. This allows the administrators to modify the agenda in any PC, to then import it in the PMU.

Note: *For more details on the AGENDA screen regarding Lifts, see point* ***4.4.3 Agenda.***

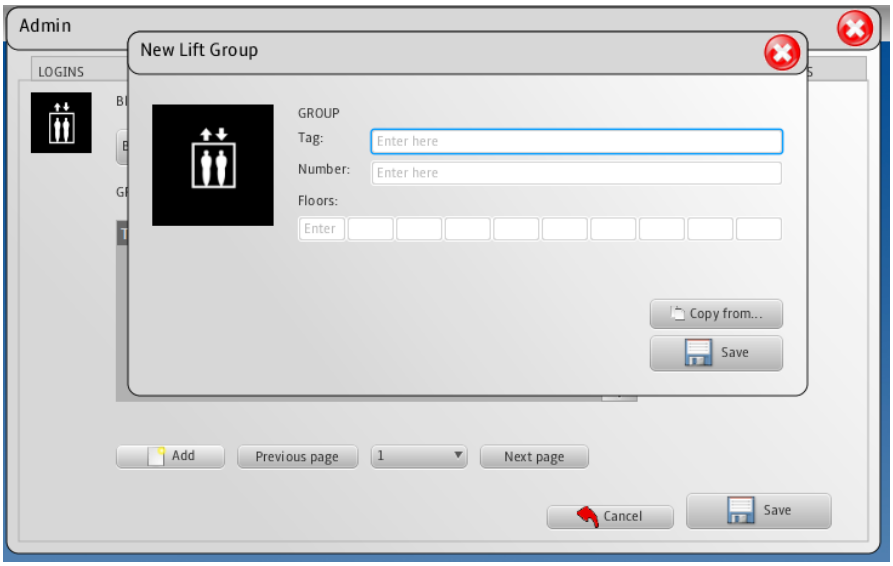
○ 5.3 LIFTS

On the screen **LIFTS (Lift Groups)** we define the floors to which the users can access via the lift. Each user is automatically assigned the corresponding relay to their floor (according to the agenda) and a determined group (optional), to allow access to the defined floors besides their own. By pressing **add** a screen is opened to enter the data to generate these groups. This chapter is discussed in point **4.4.2 Lifts (Lift Groups).**



Press add

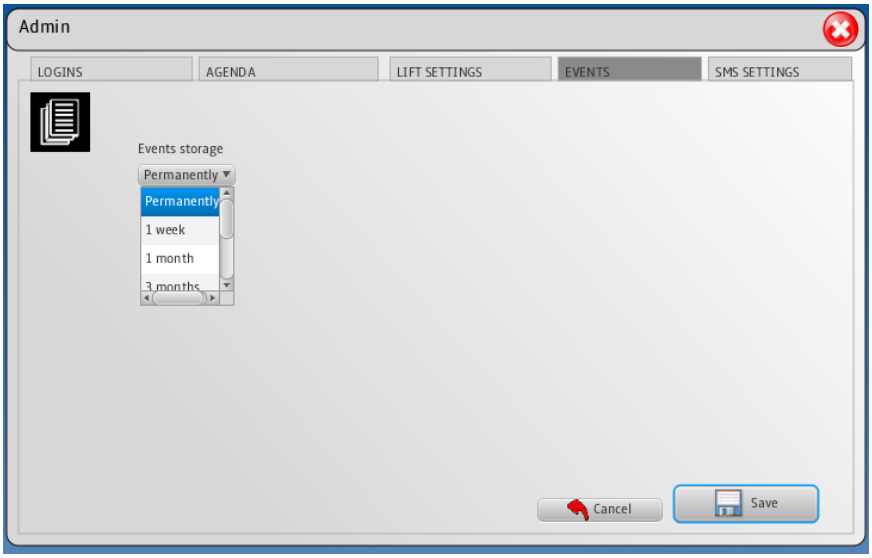
By pressing **add** a screen is opened to define the Lifts parameters.



5.4 EVENTS

On the **EVENTS** screen, you can configure the event storage policy from 1 week to "permanently".

If the storage is established as "permanently," the administrator must remember to occasionally delete all events manually. Otherwise the events list will grow indefinitely.



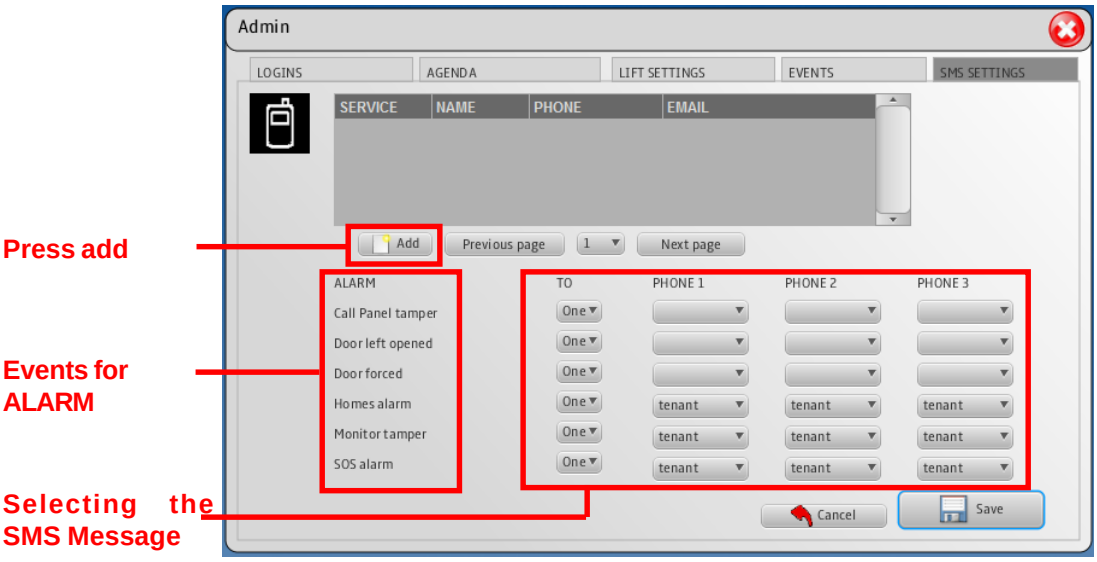
5.5 SMS SETTINGS

On the **SMS SETTINGS** screen you can create a service personnel list with telephone numbers to send SMS as notifications of the different events appearing as ALARMs on this screen.

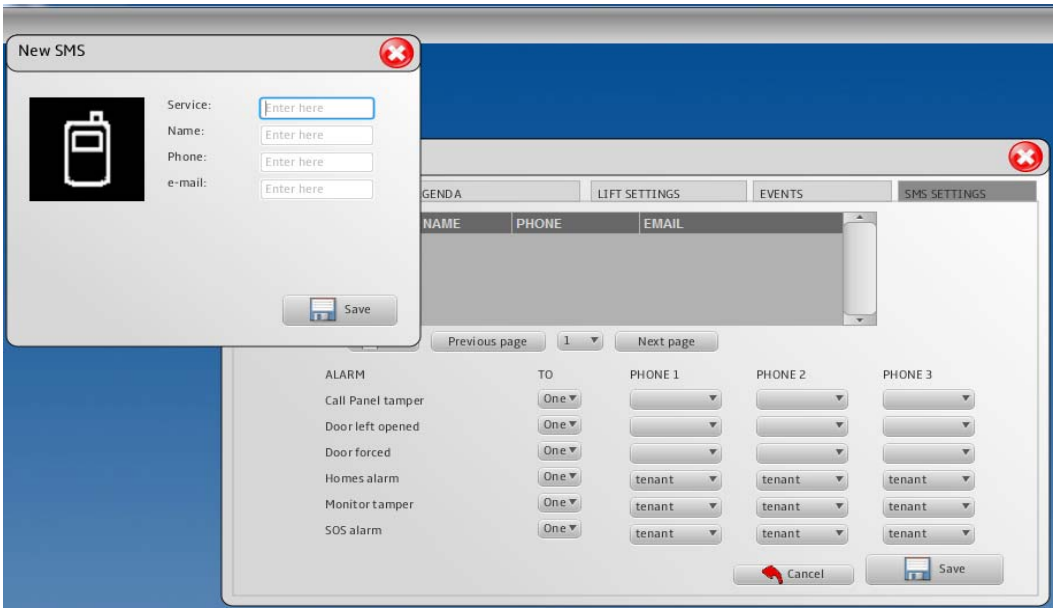
ALARM events:

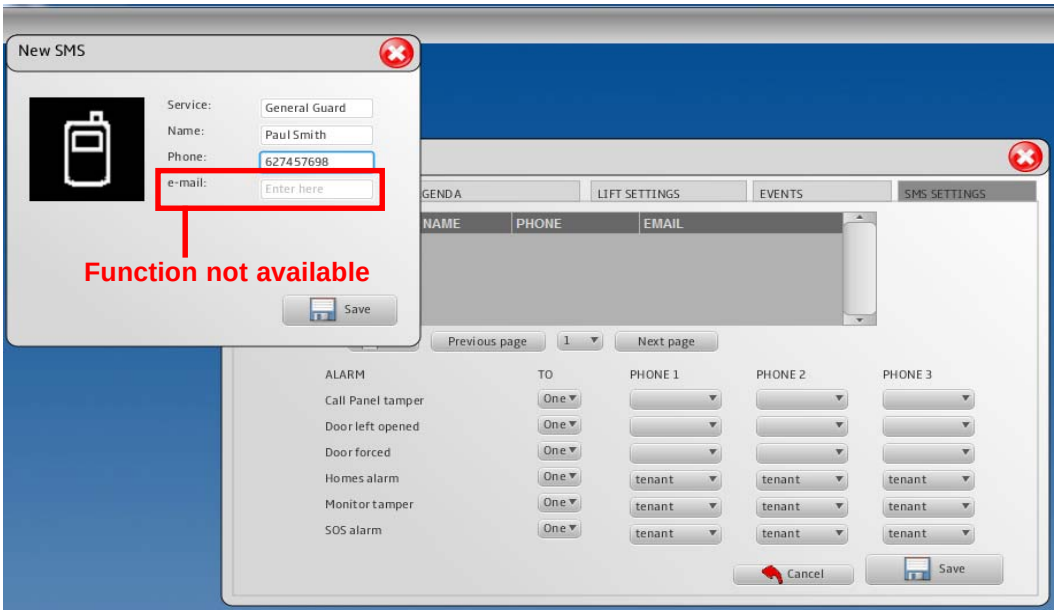
- Close from panel
- Door left open
- Door forced
- Alarm from home
- Close from monitor
- Alarm SOS

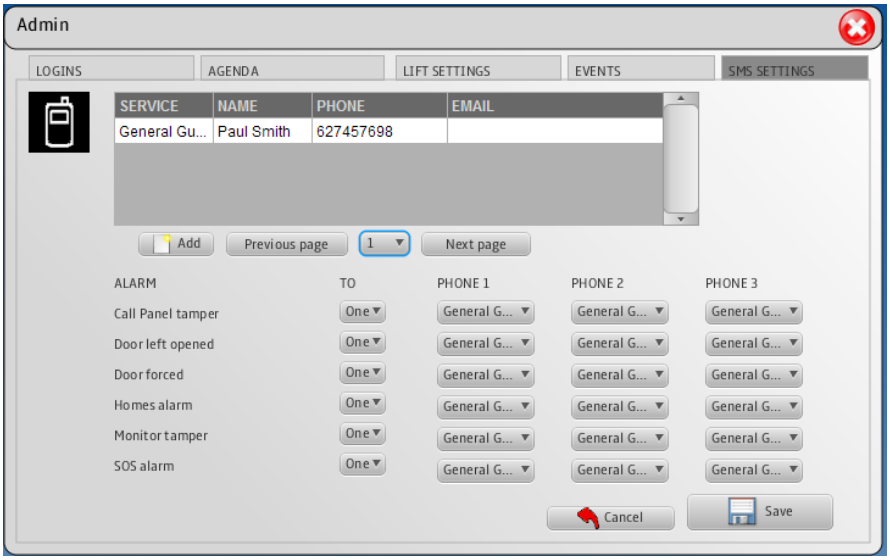
The administrator must define who the SMS must be sent to. These SMS notifications only work if the PC has the GSM module. The GSM module settings are set on the MAINTENANCE screen from the Installer Settings, see point **4.3 MAINTENANCE.**

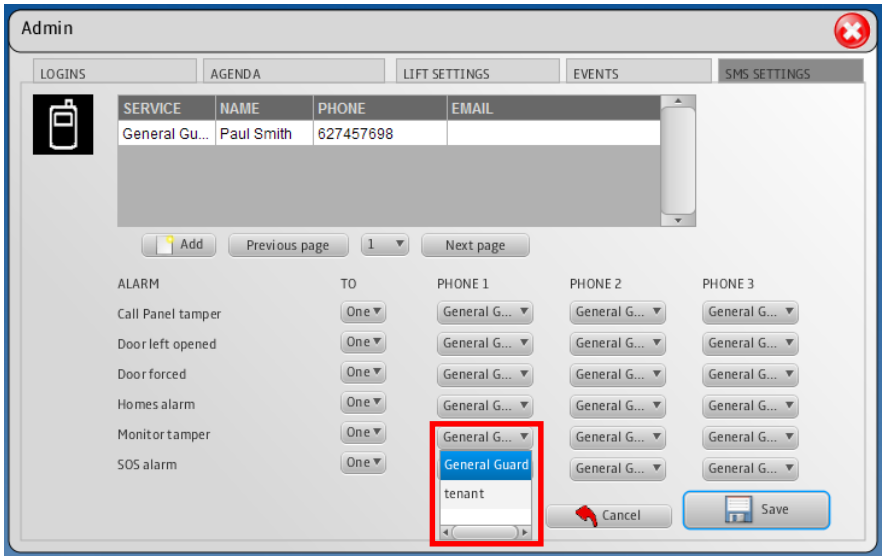


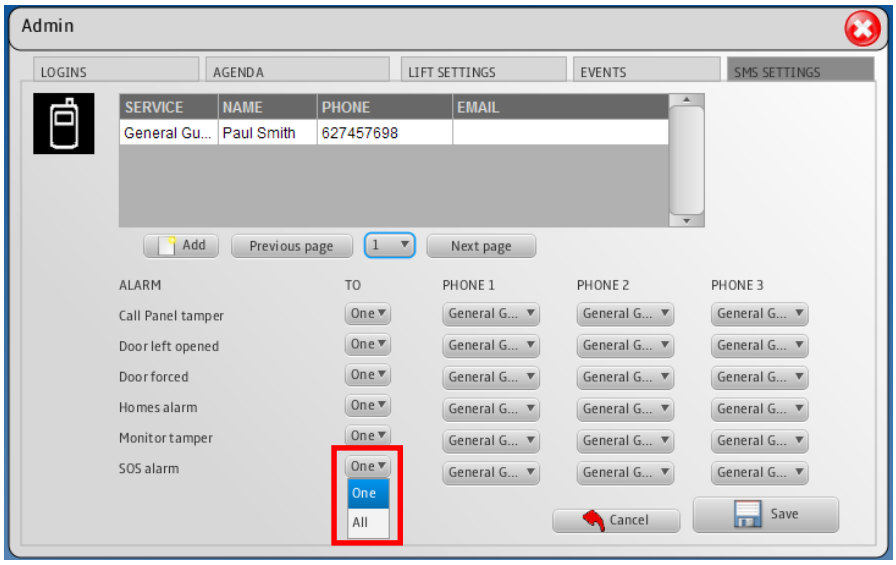
By pressing **add** a screen is opened to define the service personnel. Press "Save" on each screen when you have entered the data.


New SMS
Service:
Enter here
Name:
Enter here
Phone:
Enter here
e-mail:
Enter here
Save
GENDA
LIFT SETTINGS
EVENTS
SMS SETTINGS
NAME
PHONE
EMAIL
Previous page
1
Next page
ALARM
TO
PHONE 1
PHONE 2
PHONE 3
Call Panel tamper
Door left opened
Door forced
Homes alarm
Monitor tamper
SOS alarm
One
tenant
Cancel
Save


New SMS
Service:
General Guard
Name:
Paul Smith
Phone:
627457698
e-mail:
Enter here
Function not available
Save
GENDA
LIFT SETTINGS
EVENTS
SMS SETTINGS
NAME
PHONE
EMAIL
Previous page
1
Next page
ALARM
TO
PHONE 1
PHONE 2
PHONE 3
Call Panel tamper
Door left opened
Door forced
Homes alarm
Monitor tamper
SOS alarm
One
tenant
Cancel
Save


Admin
LOGINS
AGENDA
LIFT SETTINGS
EVENTS
SMS SETTINGS
SERVICE
NAME
PHONE
EMAIL
General Gu...
Paul Smith
627457698
Add
Previous page
1
Next page
ALARM
TO
PHONE 1
PHONE 2
PHONE 3
Call Panel tamper
Door left opened
Door forced
Homes alarm
Monitor tamper
SOS alarm
One
General G...
Cancel
Save





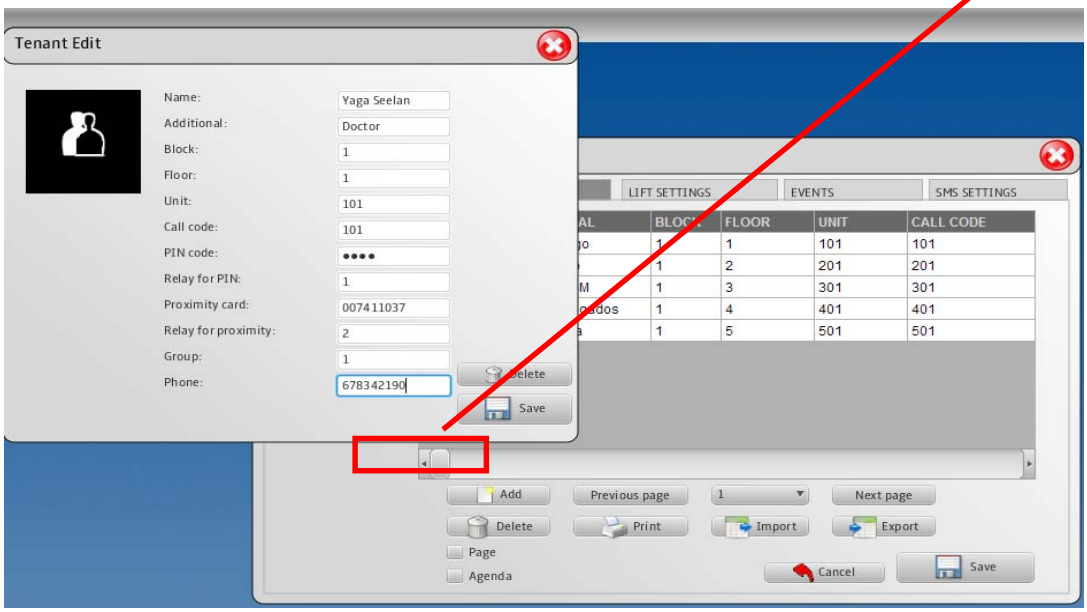
Selecting the SMS Message

You can choose between a list of Service Personnel and tenant and for the message to be sent to **one** (Telephone 1) or to **all** (Telephone 1, 2 and 3).

Upon selecting tenant, the corresponding alarm event:

- Alarm from home
- Close from monitor
- Alarm SOS

the event's tenant's telephone is sent notification. This telephone must be included in the User file (Agenda).



For more details on this go to **5.2 AGENDA.**

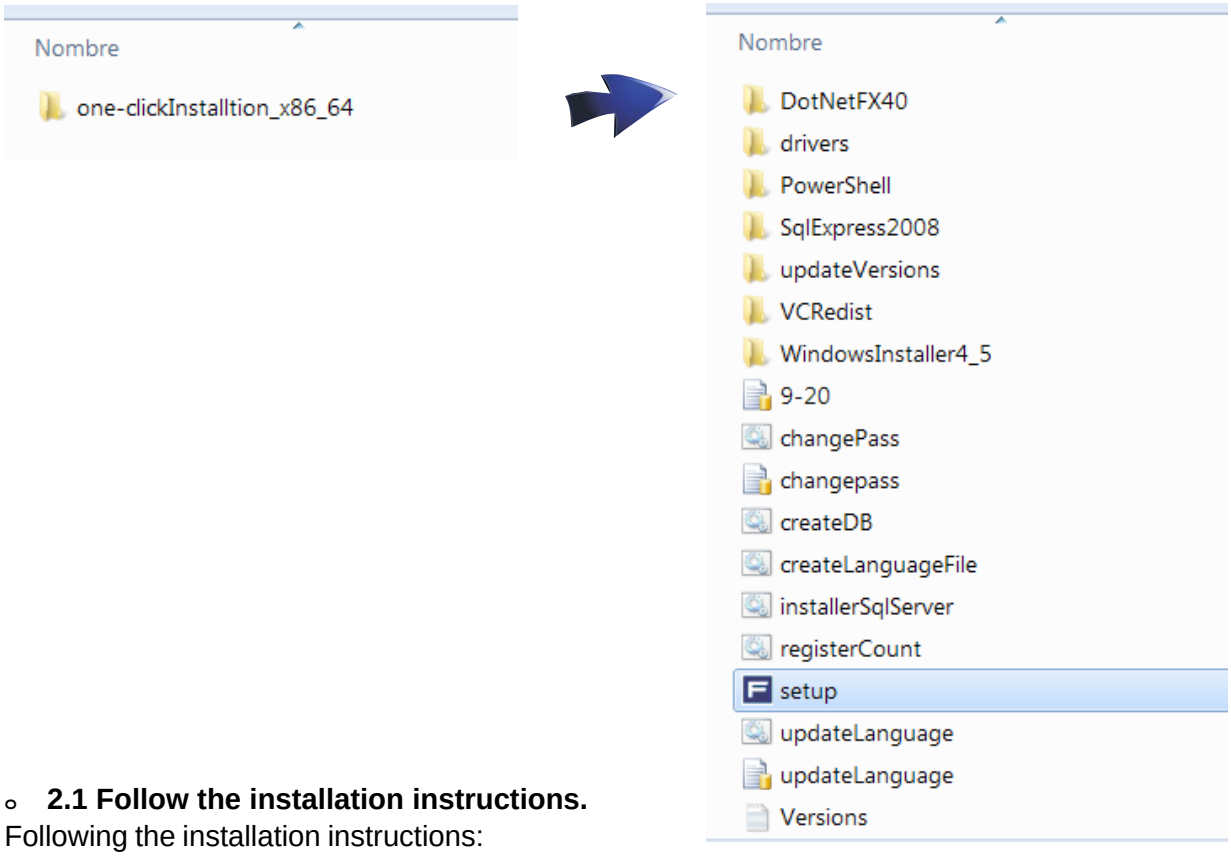
On the Agenda screen, all tenants' information are defined and stored.

2. Installing other PMU

When there are various PMU in the installation, they must be installed after installing the **PMU server.** On the corresponding assistant screen we indicate the PC's IP where the **PMU server** has been installed

STEP 1
Insert the USB drive

STEP 2
Run "PMU program files \ one clickInstalltion_x86_64 \ setup.exe":

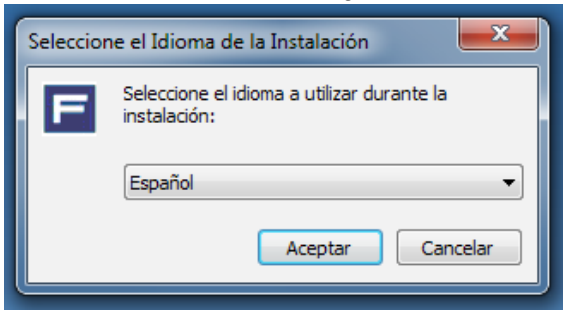


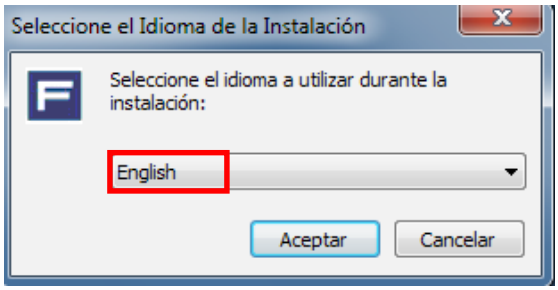
○ 2.1 Follow the installation instructions.

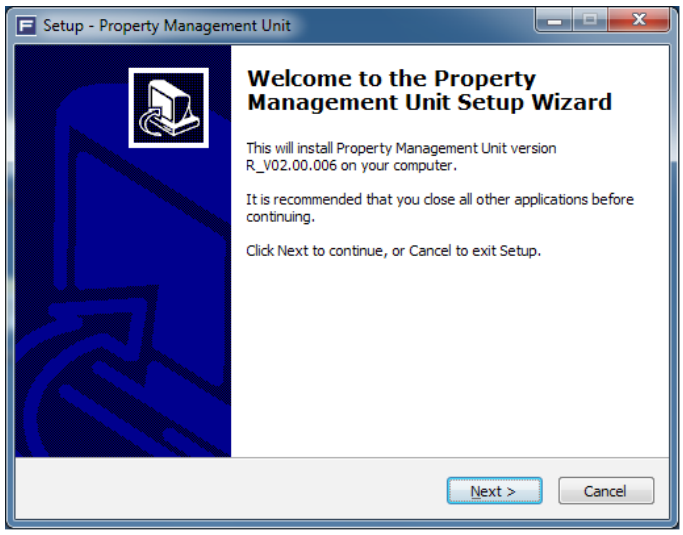
Following the installation instructions:

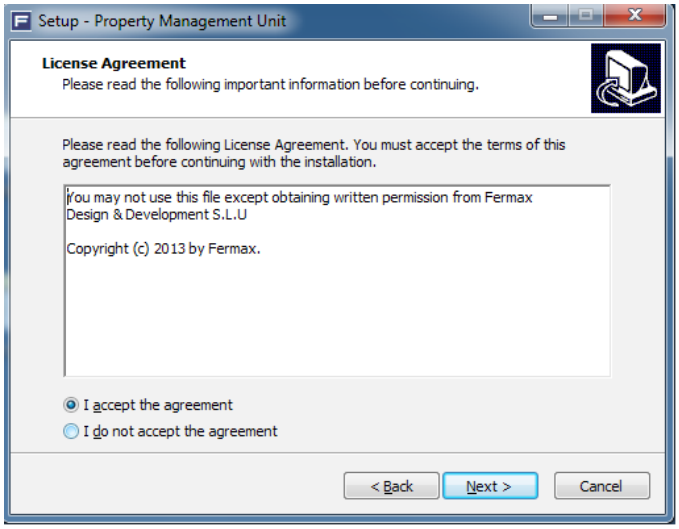
- The drivers and software are installed.
- The system automatically detects: Windows 7 (32b or 64b).
- SQL Server is usually installed in all PC (Database engine).

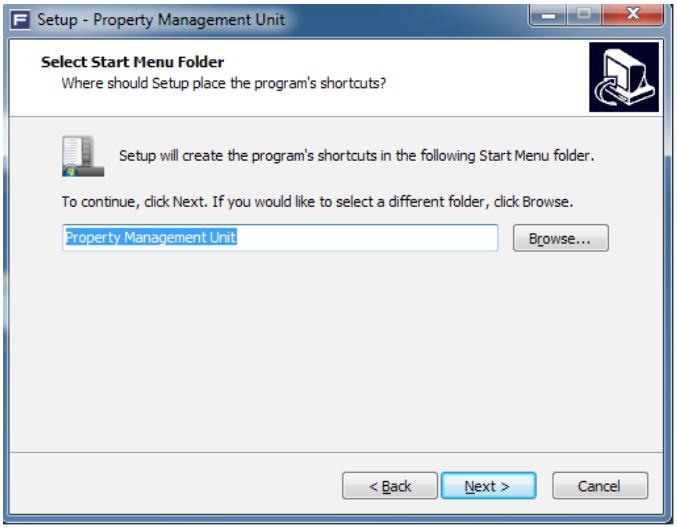
Note: *If Microsoft SQL Server is not installed, the application detects this and installs it.*

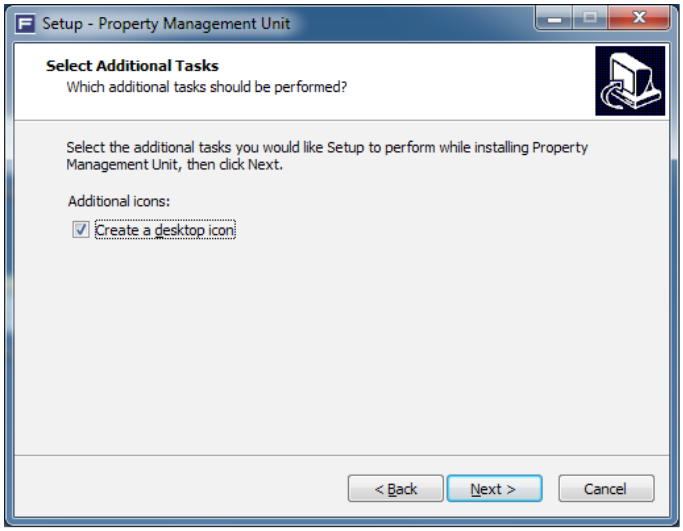


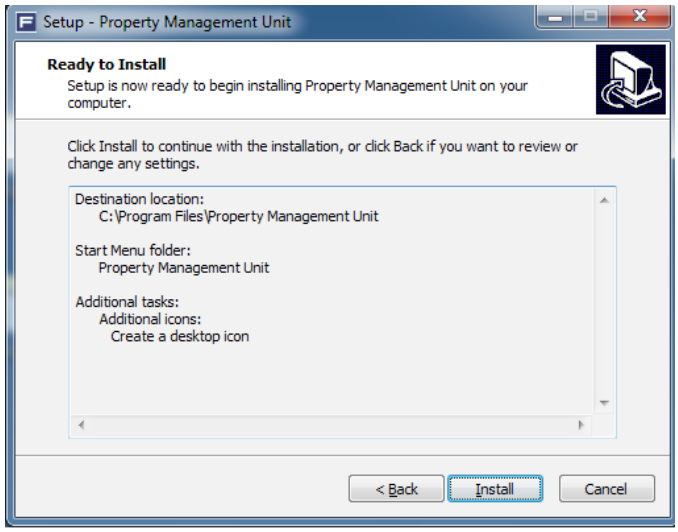


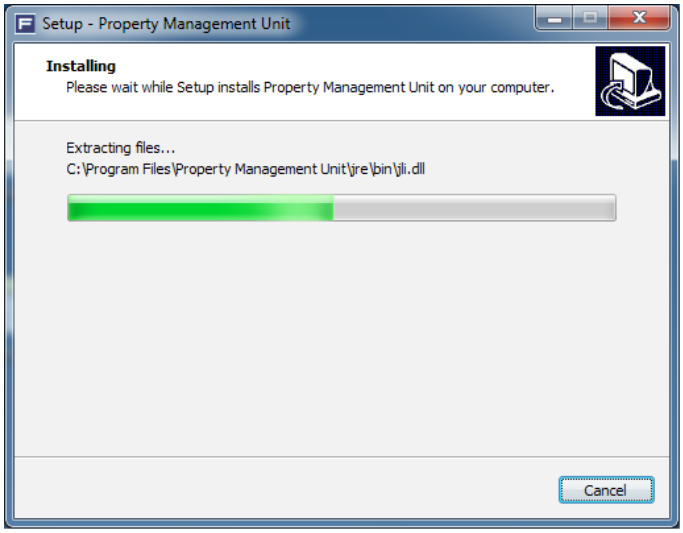


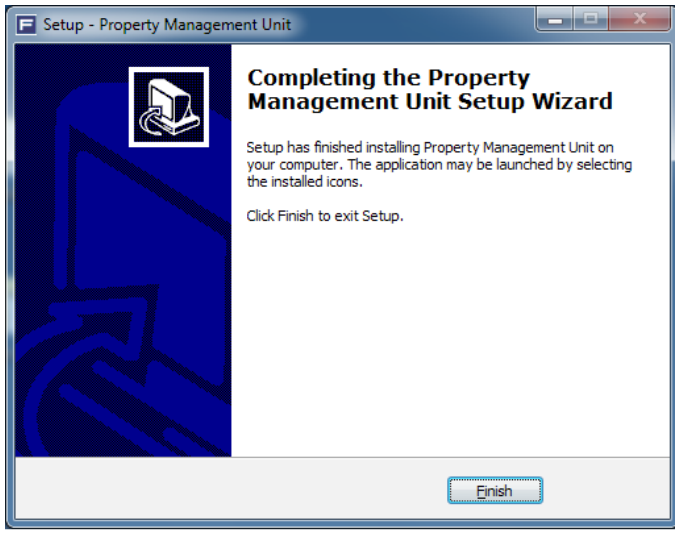


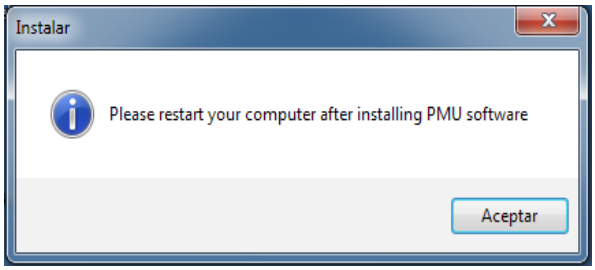










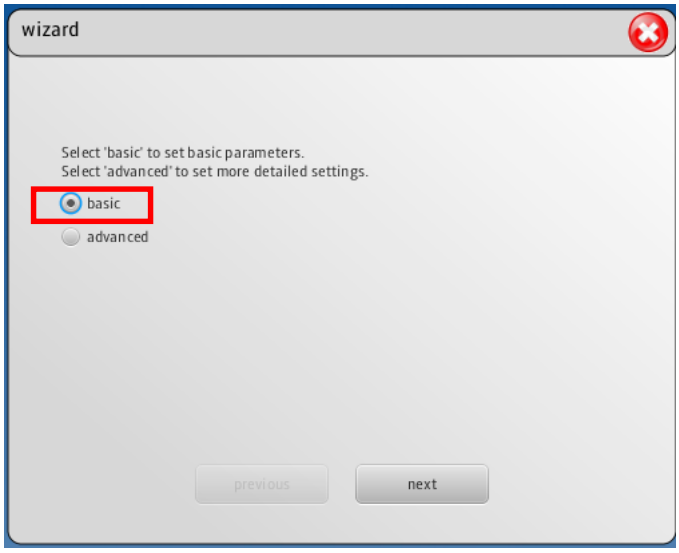


Please reset the computer after installing the PMU software

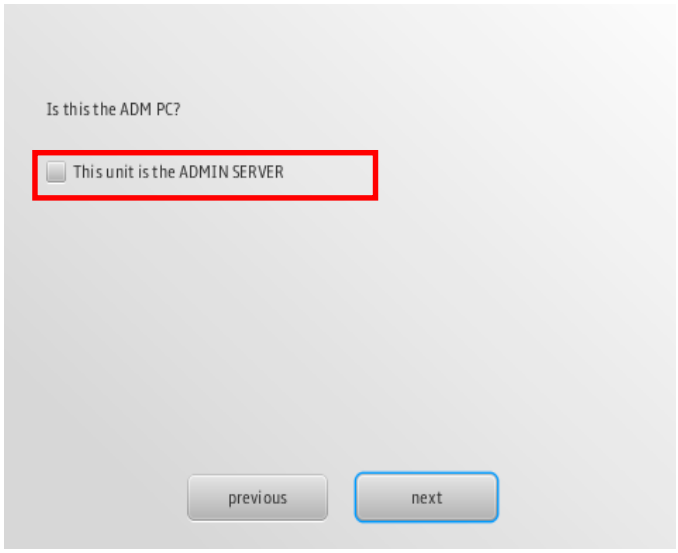
- **2.2 Run the PMU software.**

Upon running the PMU software for the first time an assistant guides you through the complete initial configuration.

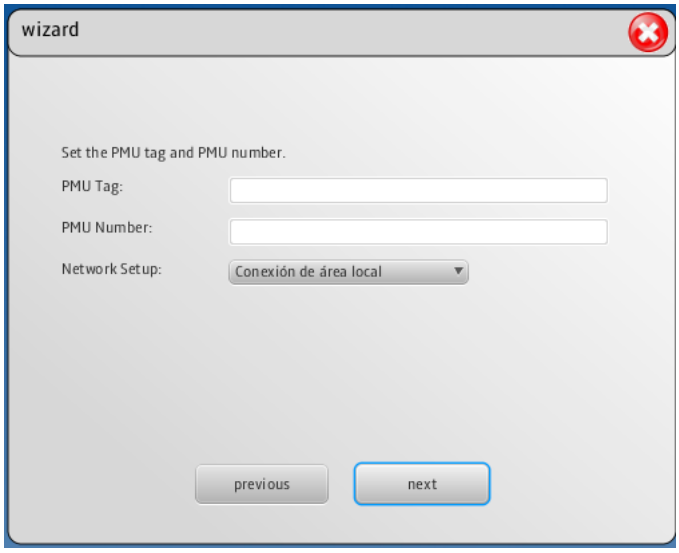
On the corresponding assistant screen we indicate that this is not the **PMU server** and the PC's IP where the **PMU server** has been installed.



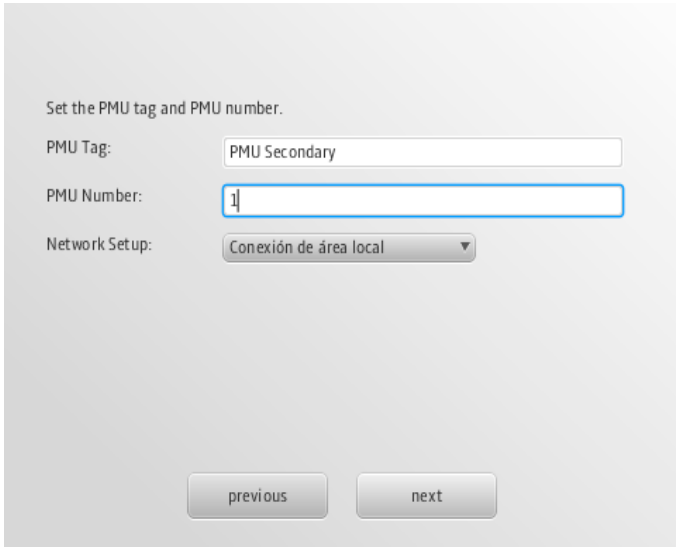
By default "basic" is selected. Select **"advanced"** for **advanced configuration**, and press next.



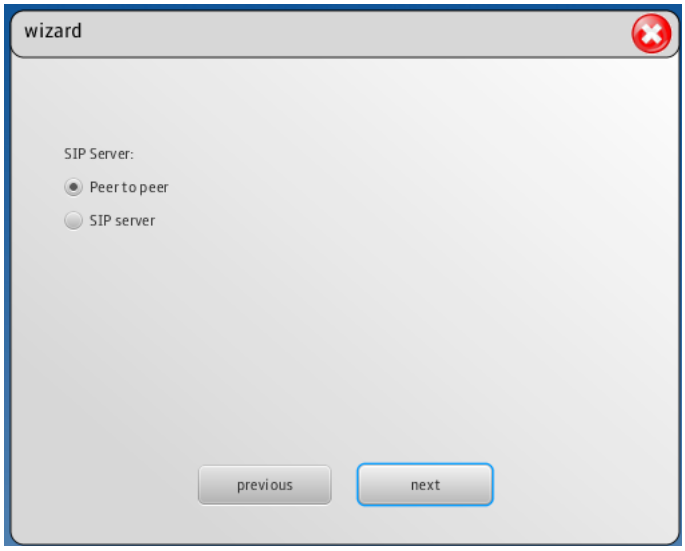
Since it is not the **PMU server**, it is not selected. Press next.



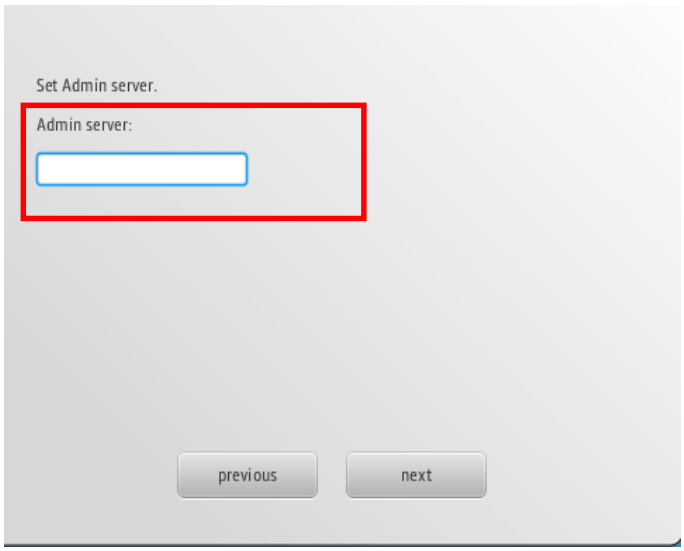
Describe a name for the PMU and a number, and press next.



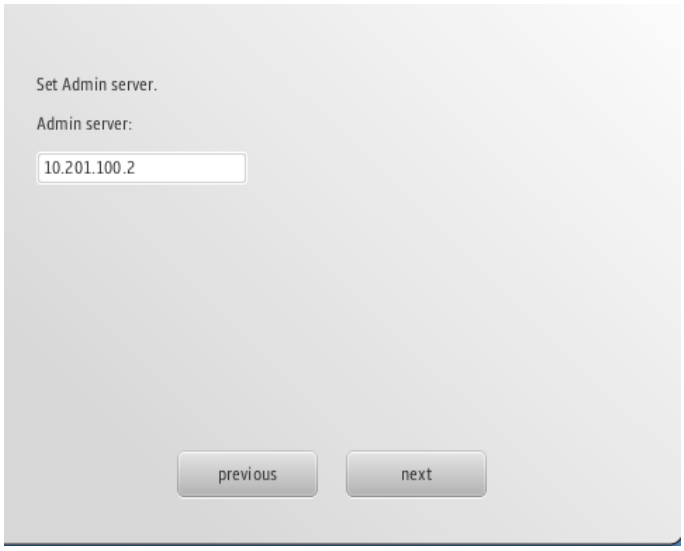
When you have defined the PMU, press next.



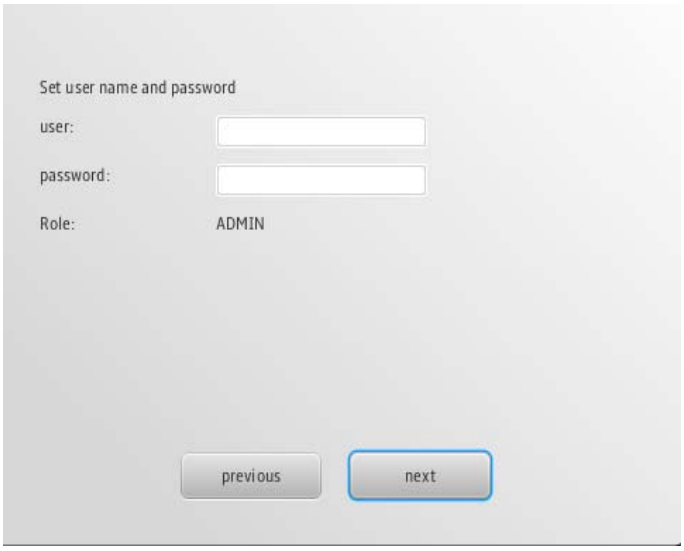
By default "Peer to peer" is selected. Press next.



Enter the database server's IP, that is, the PC's IP where the **PMU server** has been installed Press next.



When you have enter the IP, press next.



The default administrator login is:

- user: admin

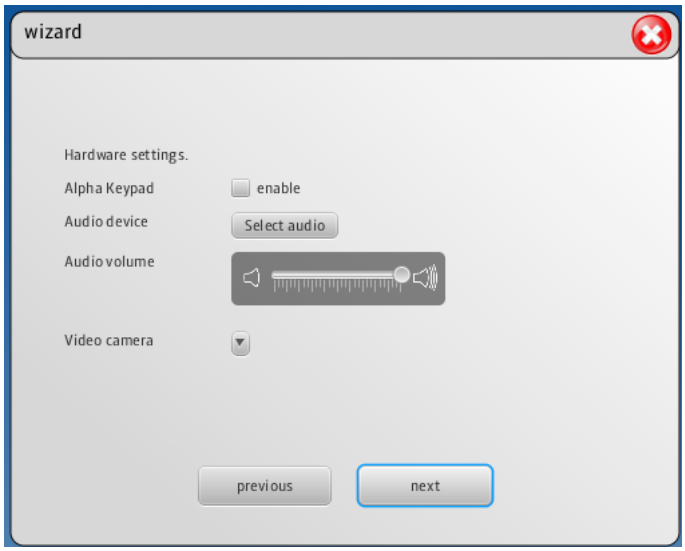
- password: 123

On this screen you can provide a second login (create another administrator account).

Upon creating another administrator account, you can access the Administrator Guard Unit both with these user/passwords and the default user/password.

Press next.

Upon selecting the **advanced configuration**, the assistant displays the following screens that will help us configure other parameters relative to the hardware configuration, ringtones, date and hour...etc.



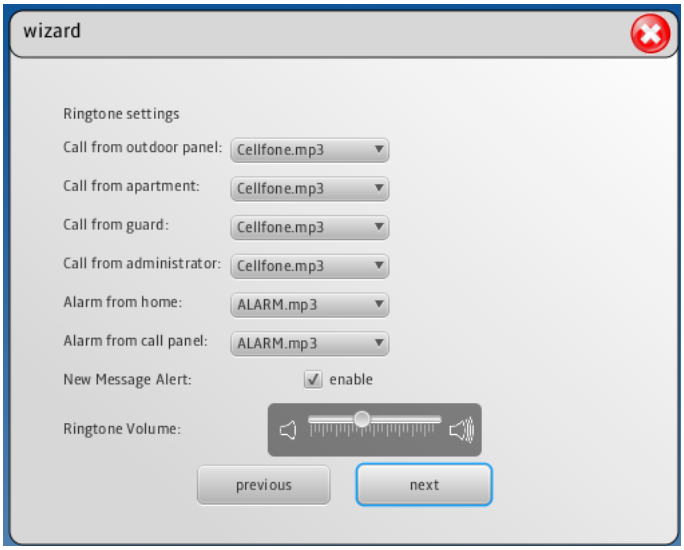
- Alpha keypad if the PC screen is a touchscreen we recommend that you select this function since the keypad appears here.

- Audio device. Upon pressing this a screen appears showing if the PC has been incorporated in the USB telephone or a headphone.

- Audio Volume. To regulate the PC volume.

- Video camera: By pressing the arrow you view the PCs available cameras: the PC's own camera or any other camera connected to the USB.

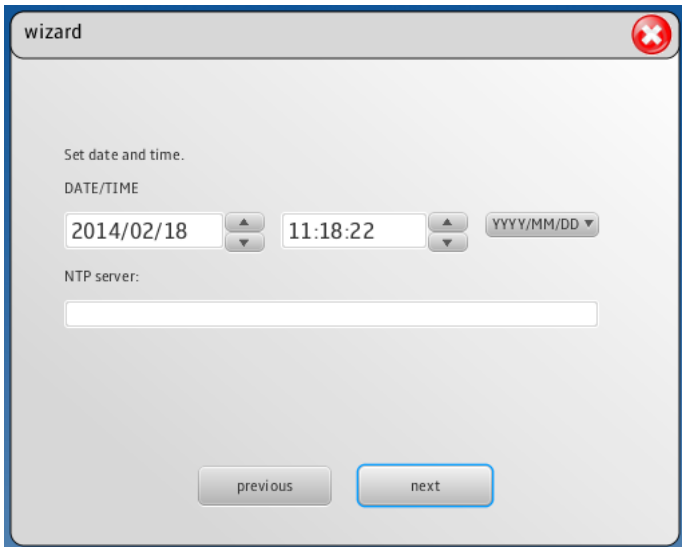
Press next.



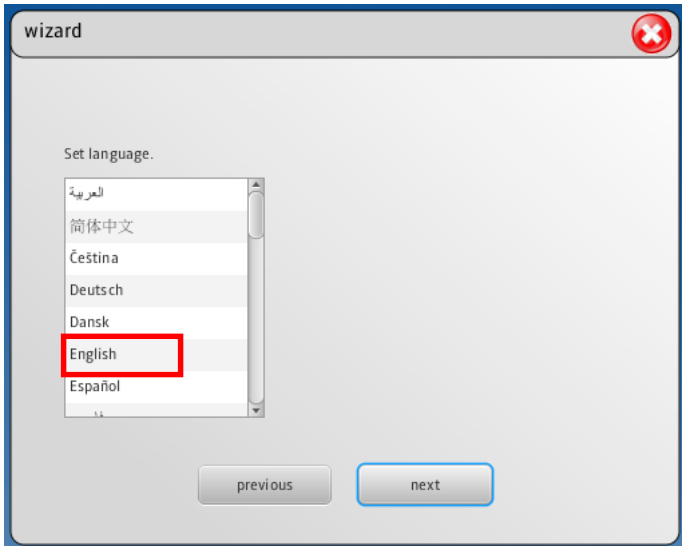
Ringtones for every type of call.

- Calls from outdoor panel.
- Call from home
- Call from PMU guard
- Call from PMU administrator.
- Alarm from home.
- Alarm from call panel.
- New message alert selection enabled.
- Ringtone volume.

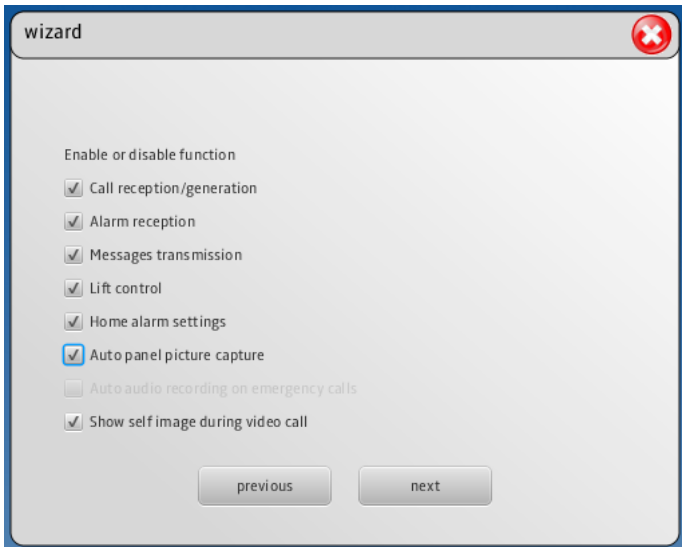
Press next.



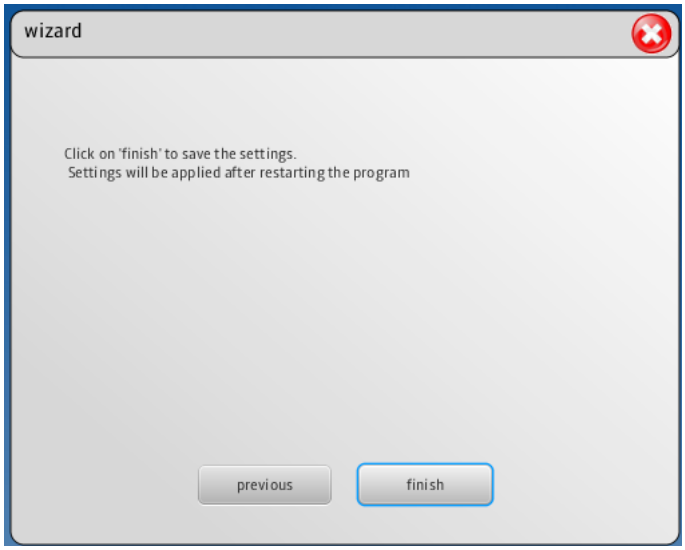
Set date and time Allows for adapting to the local date formats. Press next.



Language settings. Permits selection of the language of the PMU application. Press next.



We recommend selecting all options. Press next.



Press **"finish"**, to save all settings.

The software may function with different profiles (session logins). Depending on the login entered, the PMU may function as:

- **PMU – Administrator** = Property Management Unit as administrator.
- **PMU – Guard** = Property Management Unit as Guard.
- **PMU – Installer** = Property Management Unit as installer.
- **PMU – Alarms** = Property Management Unit as alarms.

Enter User/Password.

Note: *Relative to the different session logins, there are different privileges and functions, for more details see point* ***3.1. Access profiles (LOGINS).***

3. Operation

3.1 Access Profiles (LOGINS)

The software may function with different profiles (session logins). Depending on the login entered, the PMU may function as:

- **PMU – Administrator** = Property Management Unit as administrator.
  With special privileges to configure all of the tenants' information and permits, create and modify logins (user/password), access control and events.
- **PMU – Guard** = Property Management Unit as Guard.
  Can only send-receive calls, send-receive messages and manage the lift control.
- **PMU – Installer** = Property Management Unit as installer.
  With the maximum privilege, including all of the system installation and start-up.
- **PMU – Alarms** = Property Management Unit as alarms.
  This one may do the same as the **PMU– Guard unit** and also receive and manage alarms (if activated).

Note: *The function of the different session logins is to have different privileges and functions.*

o 3.1.1 Default logins

The default PMU **Administrator** username and password are:

- User: **admin**
- Password: **123**

The default PMU **Installer** username and password are:

- User: **installer**
- Password: **123**

The default PMU **Guard** username and password are:

- User: **guard**
- Password: **123**

The default PMU **Alarms** username and password are:

- User: **alarm**
- Password: **123**

Note: Fermax recommends changing the default usernames and passwords:

Optionally, some functions may be activated or deactivated in each PMU.

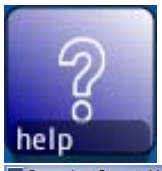
FUNCTIONS	PMU Guard	PMU Alarms	PMU Administrator	PMU Installer
Call to home	O	O	O	O
Connect to the panel	O	O	O	O
Calling another PMU guard unit	O	O	O	O
Calling the PMU administrator	O	O	O	O
Receiving Calls	O	O	O	O
Receiving alarms	O	O	O	O
Send / Receive message	O	O	O	O
Divert calls	✓	✓	✓	✓
Block PMU application	✓	✓	✓	✓
Selecting the PMU's MODE	✓	✓	✓	✓
Lift Control	O	O	O	O
Resident Alarm Reception.	✗	O	O	O

FUNCTIONS	PMU Guard	PMU Alarms	PMU Administrator	PMU Installer
Home Alarm configuration	✗	○	○	○
ADMINISTRATOR CONFIGURATION	✗	✗	✓	✓
Access Profiles (LOGINS)	✗	✗	✓	✓
Agenda	✗	✗	✓	✓
Lifts	✗	✗	✓	✓
Events	✗	✗	✓	✓
SMS Settings	✗	✗	✓	✓
INSTALLER CONFIGURATION	✗	✗	✗	✓
General Settings	✗	✗	✗	✓
PMU Settings	✗	✗	✗	✓
Maintenance	✗	✗	✗	✓
Lift settings	✗	✗	✗	✓
Panel settings	✗	✗	✗	✓

○ Optional

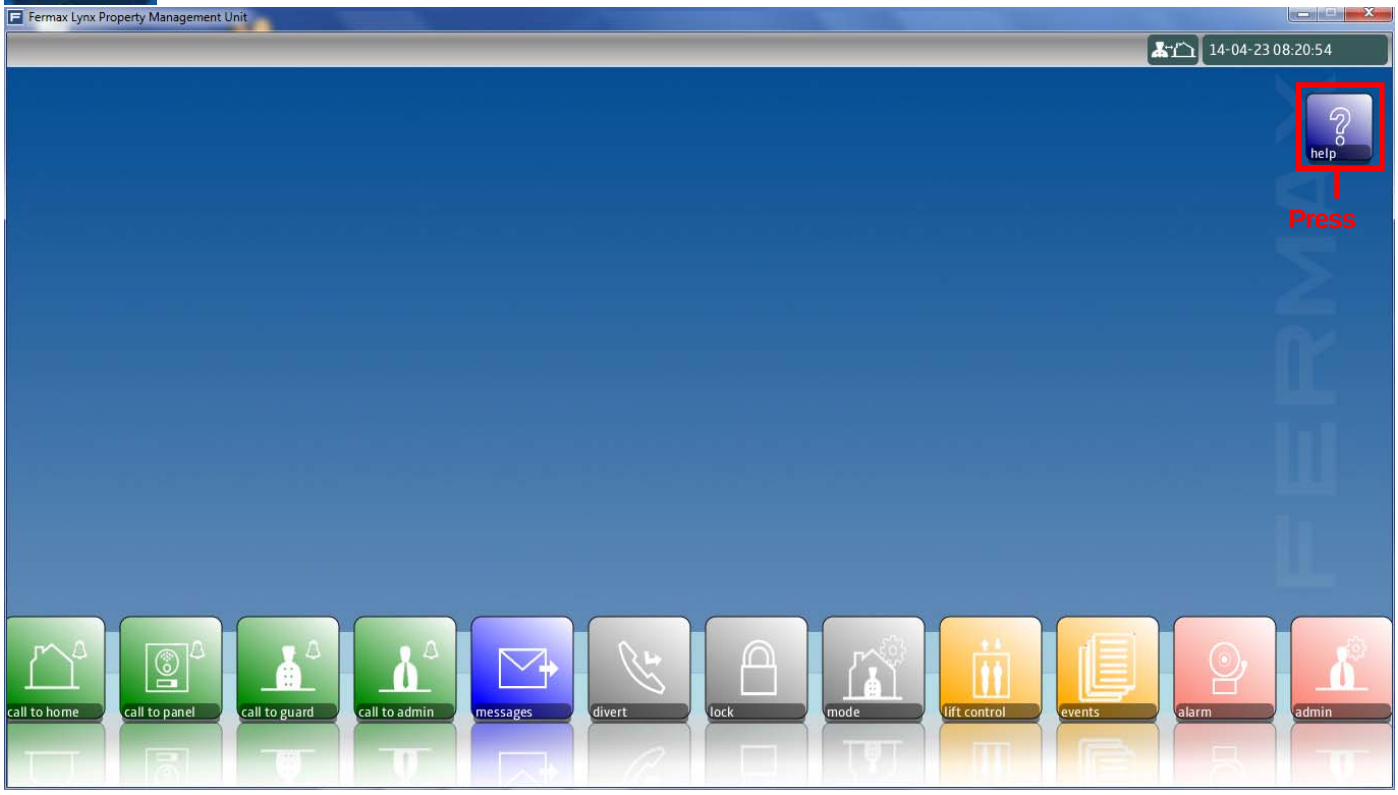
✓ Included

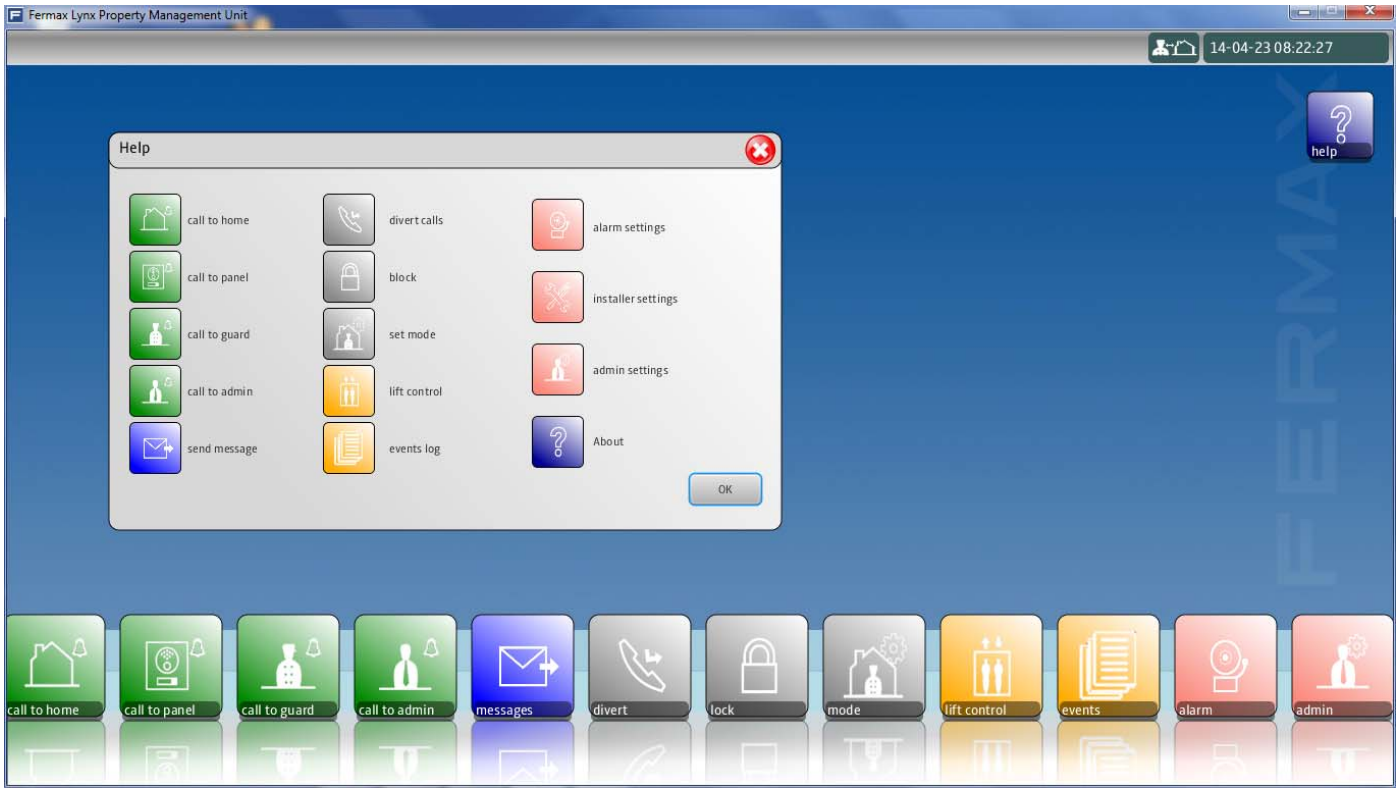
✗ Not available



o 3.1.2 Help Button

The PMU software includes the "Help" button that displays a description of each icon's function.

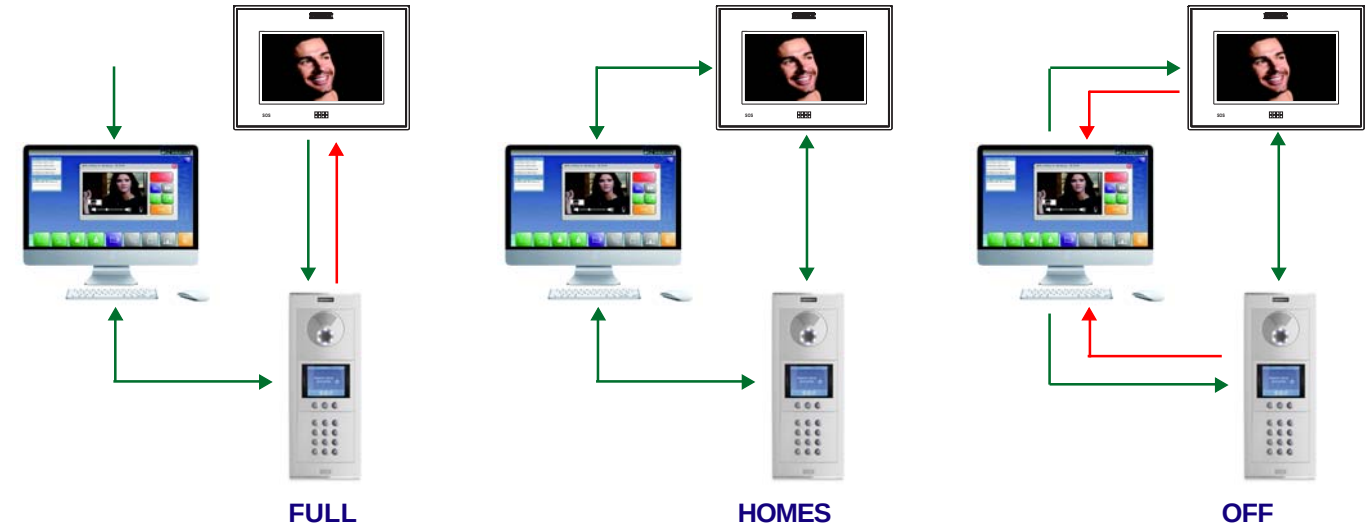




o 3.1.3 Selecting the PMU's Mode

The PMU may function differently relative to the installation's uses and needs, at any time. There are two Operating modes:

- **FULL Mode:** All calls from the panel and apartments are received at the guard unit. When there is a call from an apartment's panel the call is received by the PMU, to decide whether to transfer or not the call to the selected apartment.
- **HOMES Mode:** All calls from the panel and apartments are received. The panels can call the homes directly.
- **OFF mode:** The PMU does not receive calls.

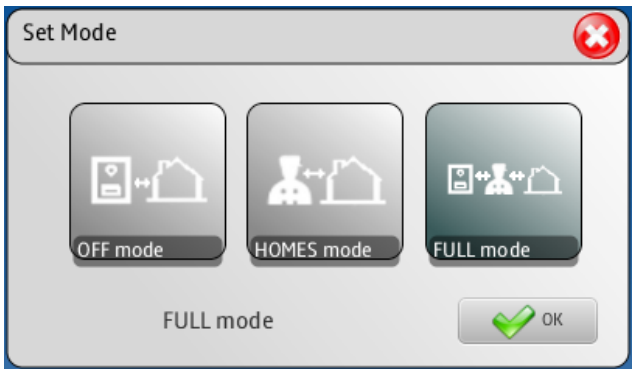


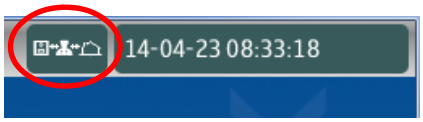
Communication is possible

Communication is NOT possible

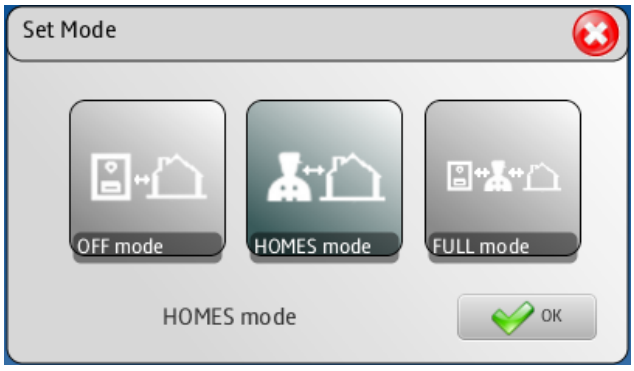
Note: *The PMU starts in OFF mode once installed. If you want to receive calls you must change to Full or Homes mode.*

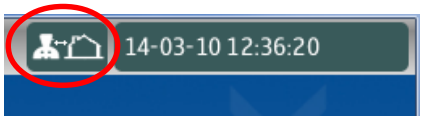
When the operating mode changes, the new mode communicates with all panels and apartments (monitors) managing this PMU. The status bar shows in what operating mode the PMU is.



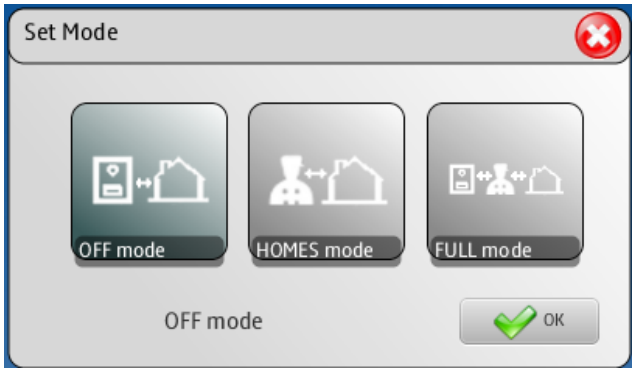


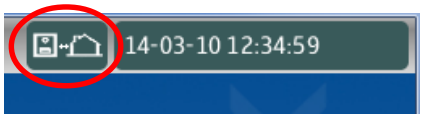
FULL





HOMES





OFF

o 3.1.4 Blocking the application

When the Guard / Alarm Unit / Administrator / Installer working on the PMU leaves his post, the application may be blocked to avoid use by other non-authorised persons. The reception of calls continue to show up on the screen, but no action can be taken. The session start dialogue box appears to be able to re-enter the username and password to unblock the application.

3.2 Guard unit profile

The default PMU Guard username and password are:
- User: **guard**
- Password: **123**

The Guard profile PMU may use all of the Guard's functions:

1. Receive calls from homes, panels and other PMU.
2 Receive Messages
3. Call to homes
4. Connect with the Panel
5. Calling another PMU guard unit
6. Call the PMU administrator
7. Send message
8. Divert Calls.
9. Block the application
10. Selecting the PMU's mode
11. Lift Control

All PMU functions will be performed by the Guard profile:

3.2.1 Selecting the PMU's mode
3.2.2 Block the application
3.2.3 Call Reception
3.2.4 Receiving simultaneous calls
3.2.5 Divert Calls
3.2.6 Call to homes
3.2.7 Connect with the Panel
3.2.8 Calling another PMU guard unit
3.2.9 Call a PMU Administrator
3.2.10 Messages: Send / Receive message
3.2.11 Picture capture
3.2.12 Lift Control

∘ 3.2.1 Selecting the PMU's Mode

The PMU may function differently relative to the installation's uses and needs, at any time. There are two Operating modes:

- **FULL Mode**
- **HOMES Mode**
- **OFF mode**

Note: *For more details on the operating Modes see point* ***3.1.3 Selecting the PMU mode.***

∘ 3.2.2 Blocking the application

When the Guard / Alarm Unit / Administrator / Installer working on the PMU leaves his post, the application may be blocked to avoid use by other non-authorised persons.

Note: *For more details on blocking the application go to point* ***3.1.4 Blocking the application***

o 3.2.3 Receiving calls

Different calls can be received in the PMU proceeding from different devices: homes, panels and other PMU.

A window is opened on the PMU screen informing that the call has been sent (depending on each case: monitor number and resident name, panel tag, guard tag and name...).

While the window is open, a confirmation tone sounds (bell) on the Guard's PC speakers and a camera image appears (for panels or other guard with camera).

When the Guard responds to the call, the available options are displayed and next to it, but smaller, the guard's picture (the guard's PC camera).

Available options when answering a call:

1. Audio Settings. The reception audio can be set.
2. Mute The audio transmission may be temporarily disconnected by pressing the icon.
3. End of conversation. Once the conversation ends, the conversation window closes.
4. Picture capture, (only if the video transmission is available).
5. Recording video, (only if the video transmission is available). Audio recording is not available.
6. Transfer the call to another home. The Guard unit may call another home and if accepted, transfer the call, establishing the inter-communication between 2 homes or between the panel and the home.
7. Transfer the call to another PMU guard. The Guard unit may call another PMU Guard unit, PMU Installer, PMU Administrator or PMU Alarms unit and if accepted, transfer the call, establishing the inter-communication between 2 PMUs or between the panel and the PMU being transferred to.
8. Open the door (only for calls coming from panels).
9. Own image. The guard may see their own image on the lower left part of the screen.
10. If the call is not answered, it is sent to the end of the missing calls or pending calls log,
    - After 30 seconds for calls from a home,
    - After about 60 seconds for calls from a panel,
    - After about 60 seconds for calls from a PMU,

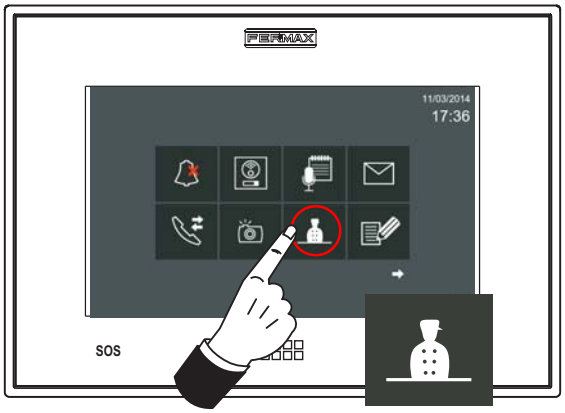
• 3.2.3.1 Receiving a call from a home

The call starts when the home's user presses the PMU icon on the **start menu** on the monitor. The screen will show the **name** of all of the Property Management Units, (**name:** the description defined in each one. Tag). The user can select the a PMU and make a call to it. The ringtone sounds. Upon making the call to the PMU, the monitor displays the guard unit's operator, if the PC has a camera.

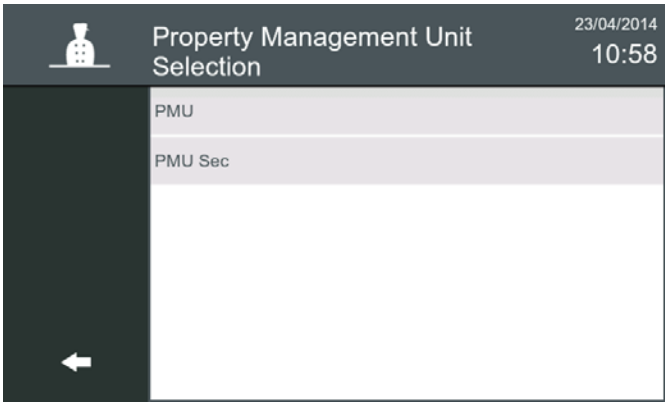
Notes:

- The PMU icon must be previously enabled by the installer.

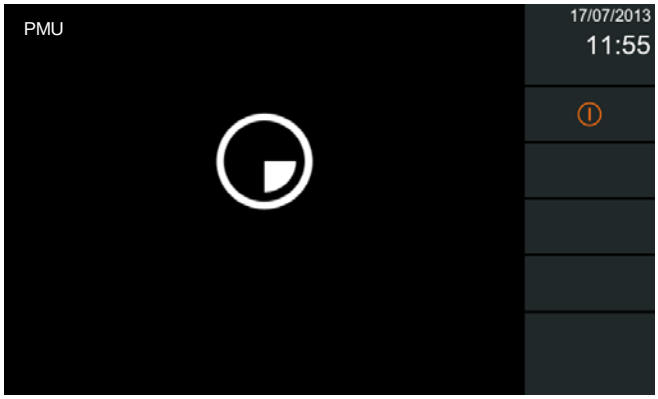
*- The available guard units are those that can call that home, if they are in a **mode** other than OFF at the moment of the call and belong to the same block, various blocks which the monitor's block is in, or General Entrance PMU.*



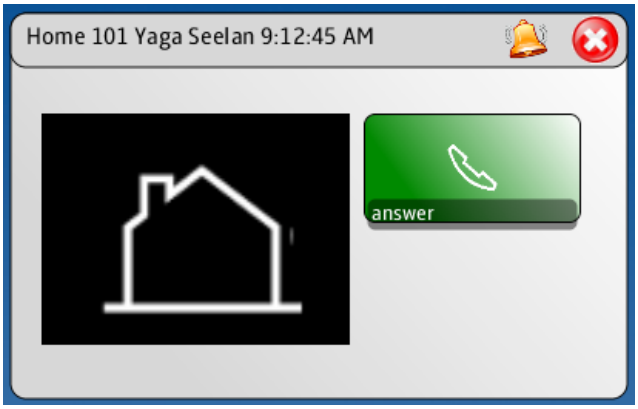
The call starts when the home's user presses the PMU icon on the **start menu** on the monitor.



The screen will show the **name** of all of the Property Management Units, (**name:** the description defined in each one.) The user can select one PMU.



Upon selecting a PMU you can make a call to it.



A call is made to the guard unit and the ring tone sounds.

Upon making the call to the PMU, the monitor displays the guard unit's operator, if the PC has a camera.

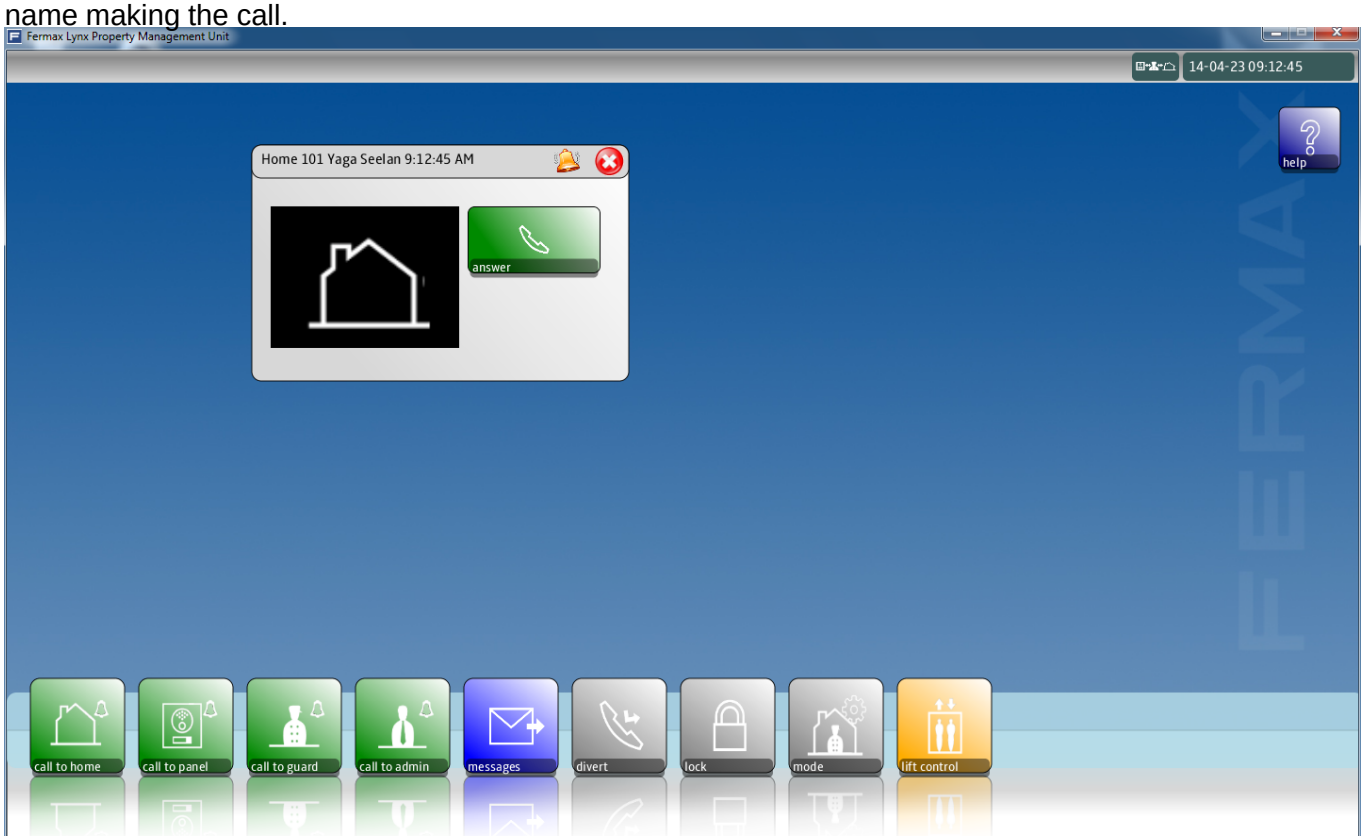
Outline of the points to discuss.

- 3.2.3.1 Receiving a call from a home
  - a) PMU is not busy
    - a1) Answer a call.
      1. End of conversation
      2. Record
      3. Transfer to another Home
         - The call does not respond to the monitor
      4. Transfer to another PMU
         - The other PMU does not answer the call
  - b) PMU is busy
    - PMU is busy when it receives call from a monitor
    - PMU is busy when it receives a call from another PMU
    - PMU is busy when it receives a call from a panel

Depending on the PMU Guard's status, the process is different:
a) PMU is not busy
b) PMU is busy

a) PMU is not busy

A window is opened on the PMU screen informing about the unit: the number of the monitor and the tenant name making the call.



a1) Answer a call.

When the Guard answers the call, the available options are displayed and next to it is the guard's picture (the guard's PC camera, if the PC has a camera).

1. End of conversation

To end the conversation press the **end of conversation** icon, if not the conversation will be disconnected after 90 seconds. You can end the conversation on the monitor or the guard unit by pressing the icon.

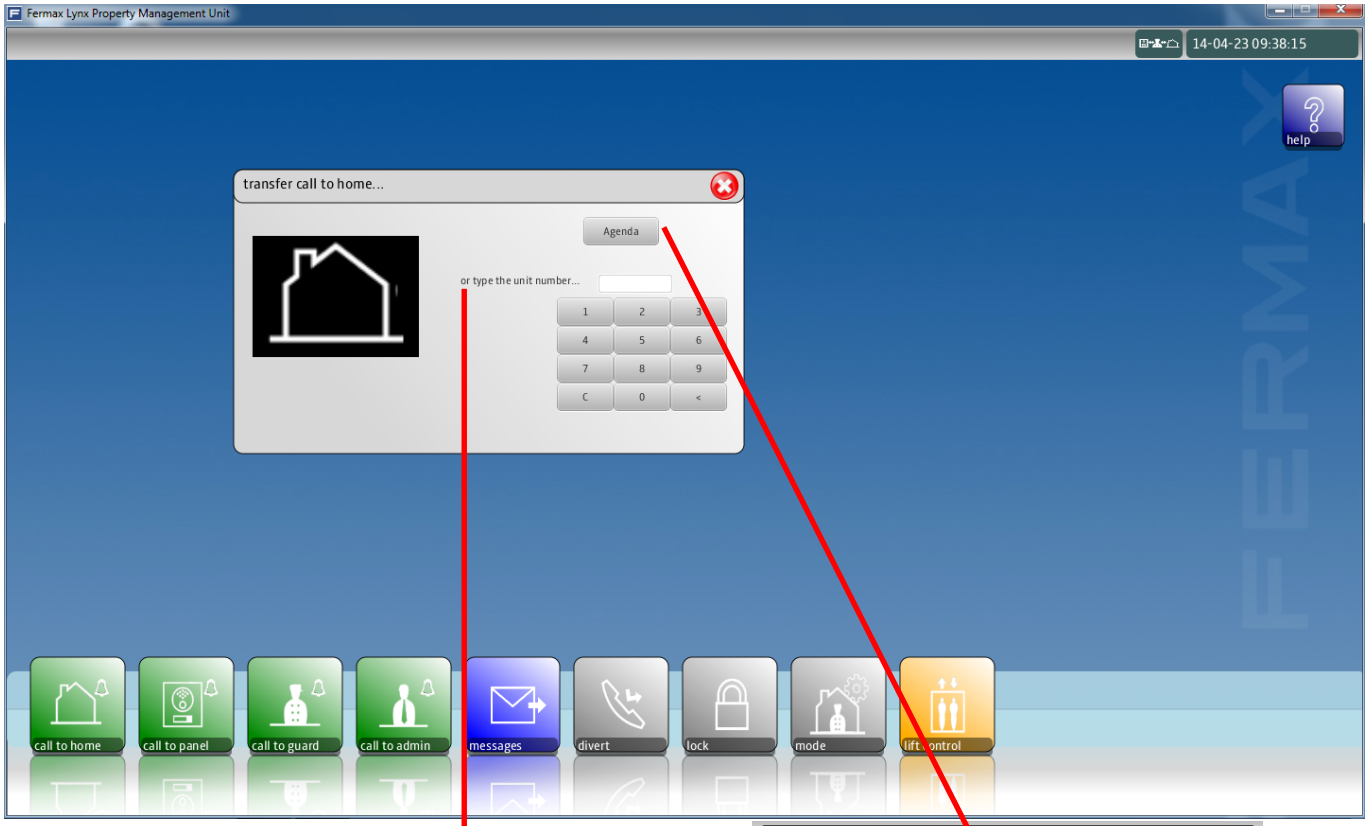
2. Record

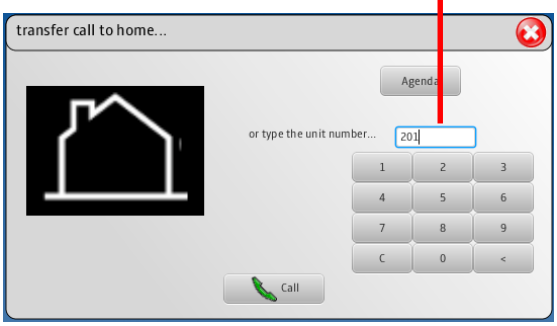
The **record** icon is not available in this option, that's why it is grey.

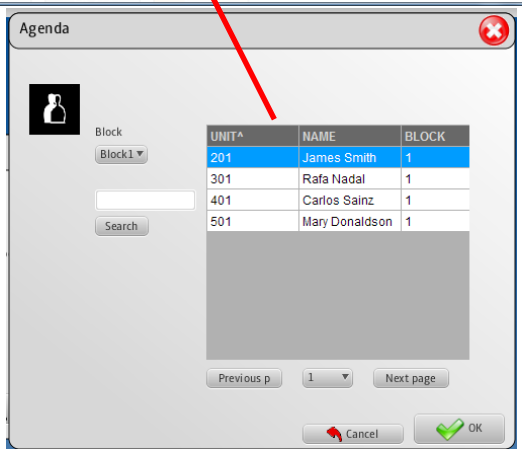
3. Transfer to another Home

You can call another home via the PMU. The tenant calls the PMU and asks for intercommunication with another home, for example, house 201. The PMU calls house 201 and if the tenant accepts the call, then the guard transfers the call to 201.

Upon pressing the **transfer to another home** icon a screen appears to enter the home number or access the home agenda registered during installation.

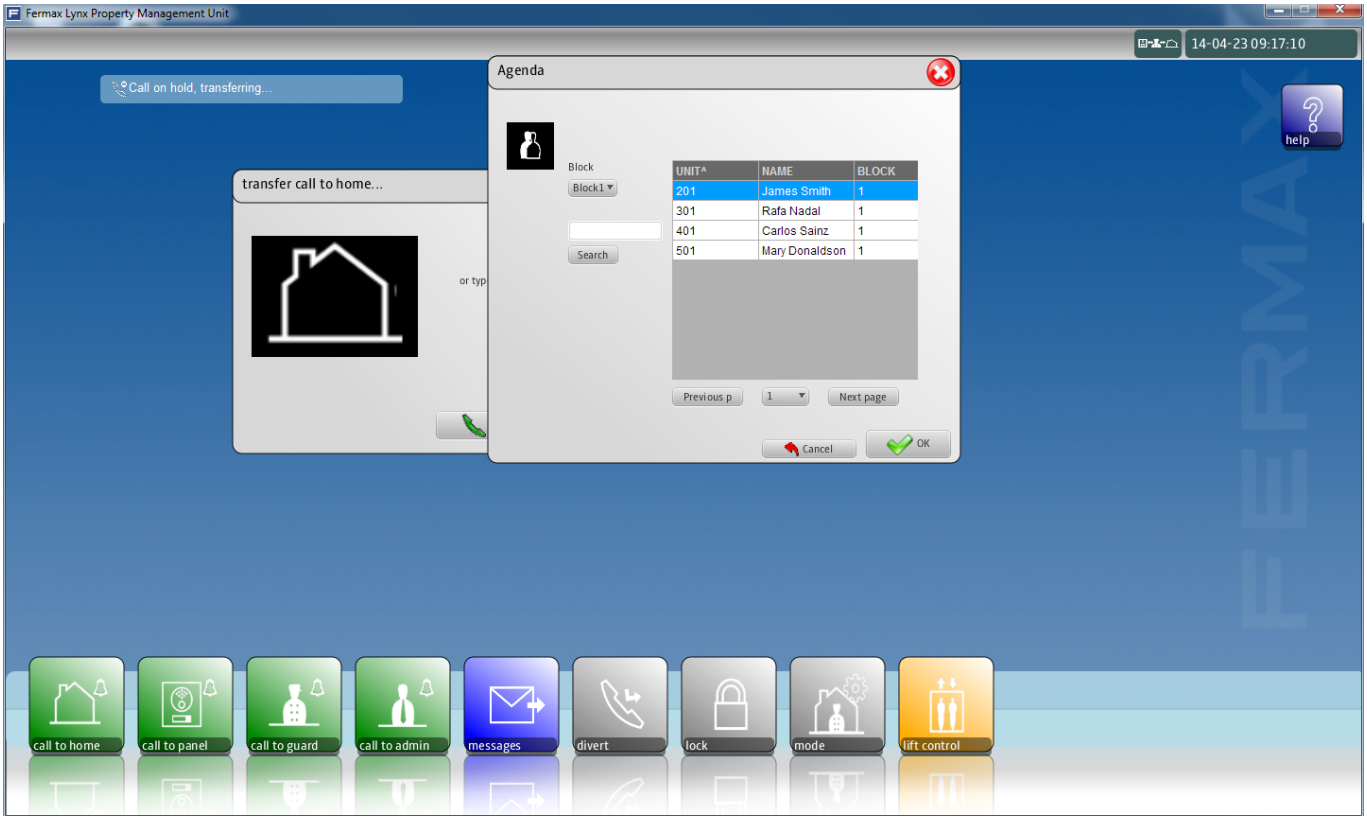




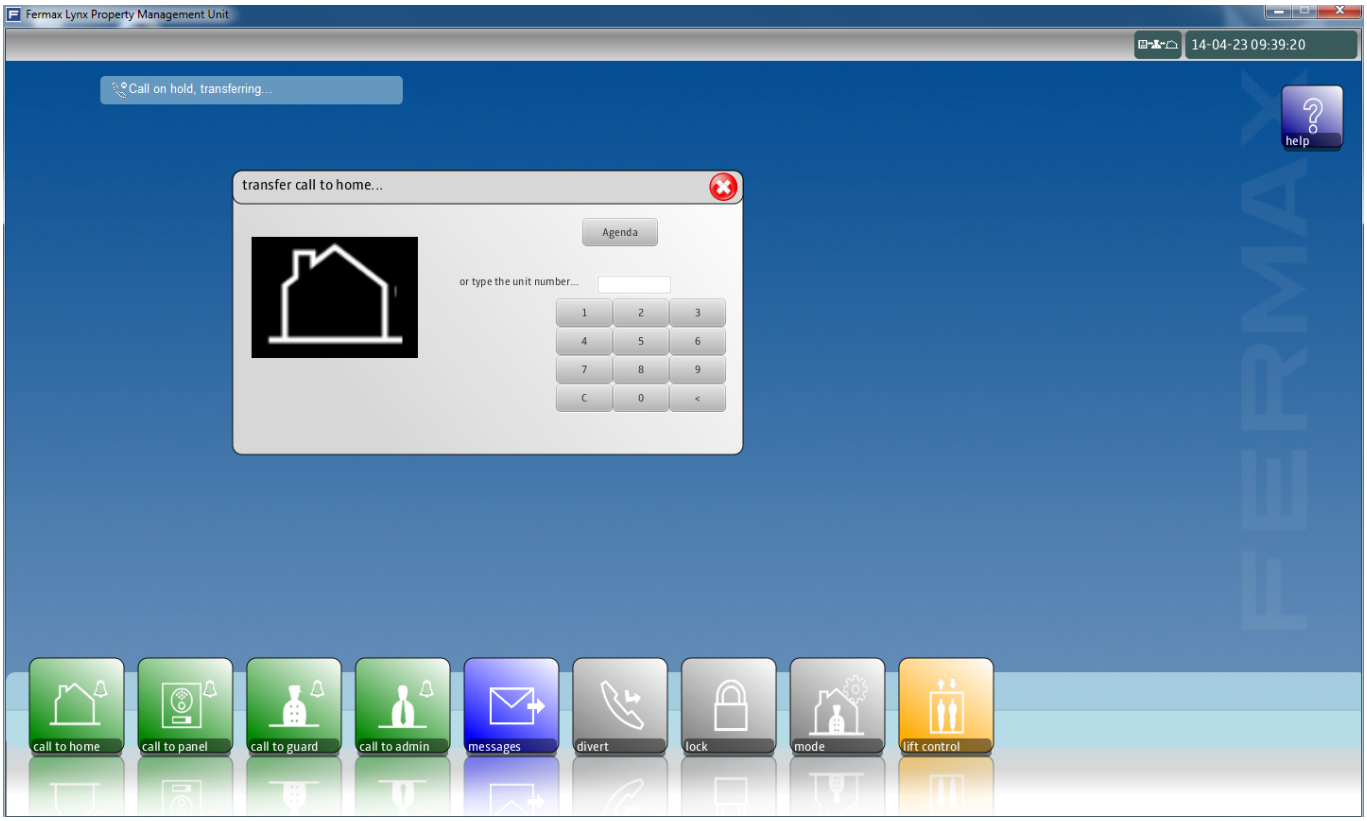


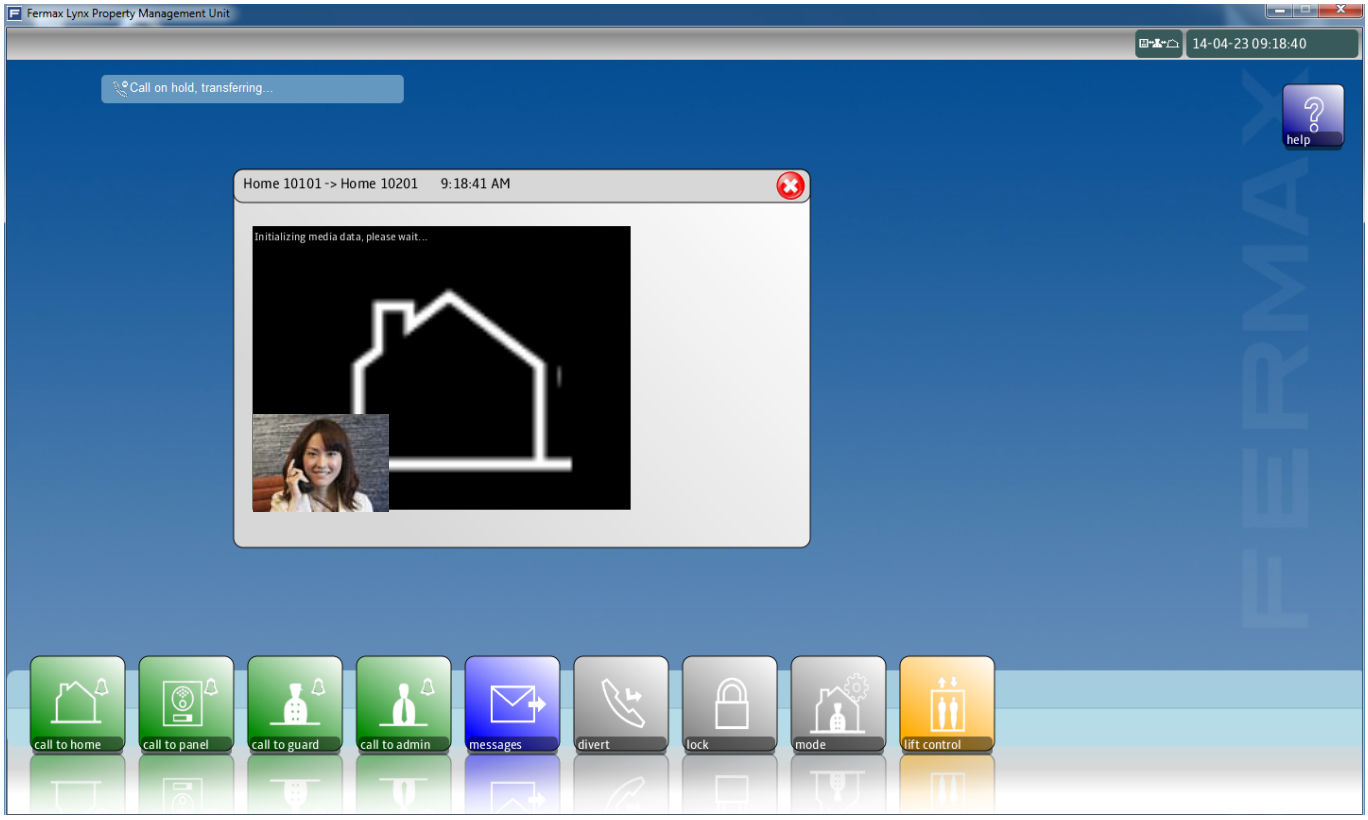
Enter the **home number** or search in the **home agenda**

Select the home and press Accept



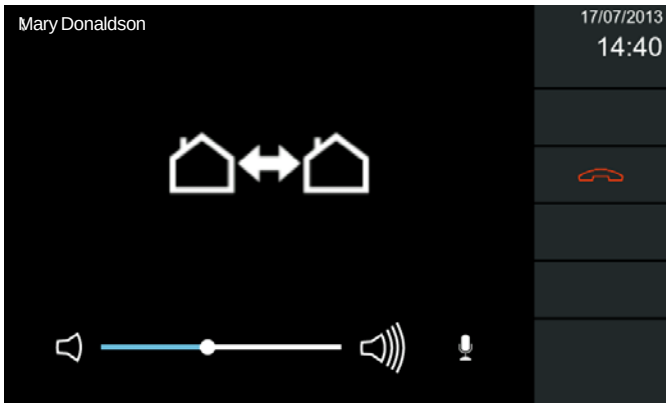
By pressing Call,· a call is made to the selected home

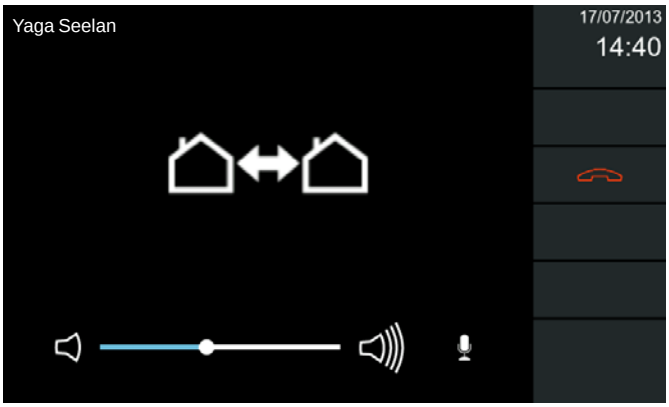




The monitor must accept the call from the guard by pressing the **answer icon.**
Upon answering, the monitor communicates with the guard.

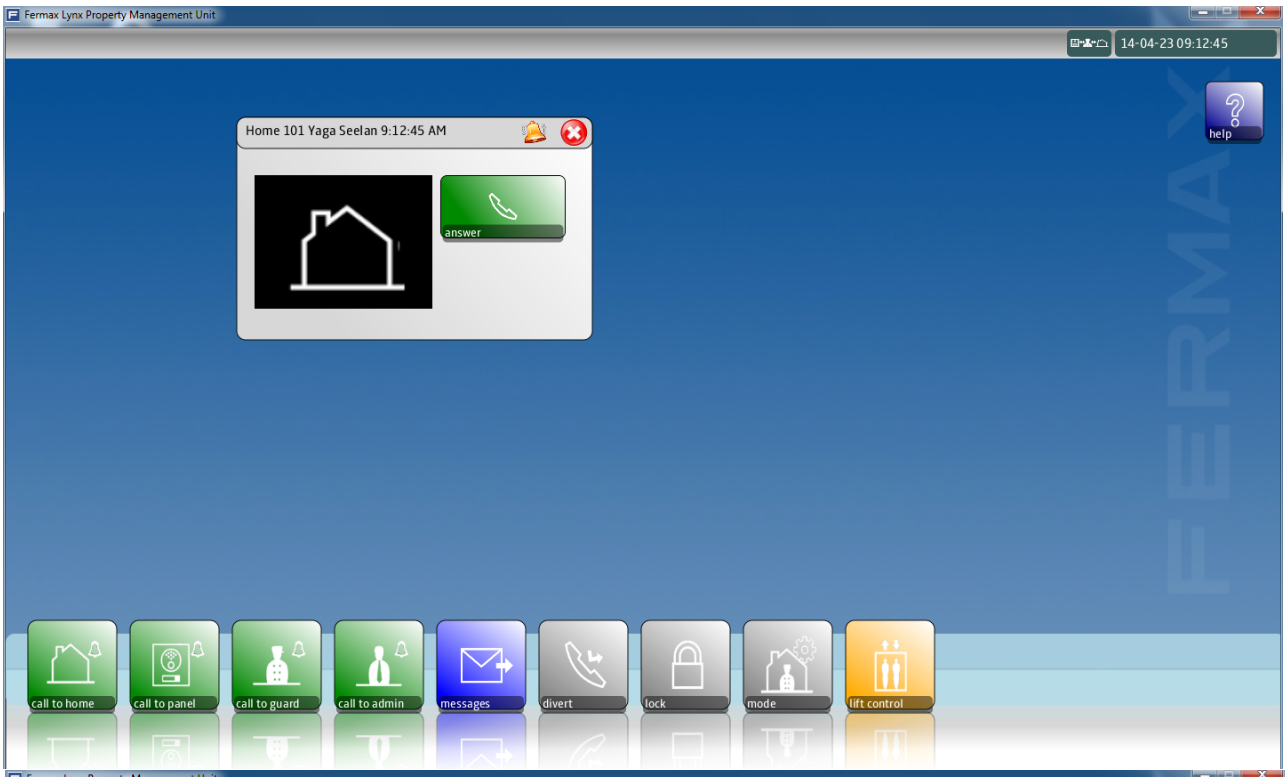
Upon transferring the call, both homes are in communication.

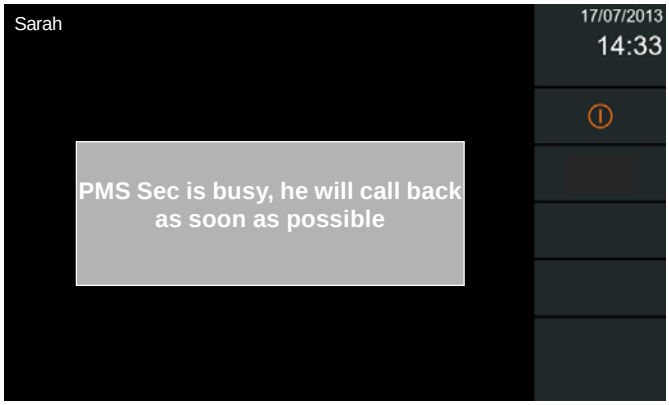




- The call to the monitor does not answer

If the Guard does not answer the call, after 30 seconds it is sent to the end of the missed calls log and on the home's monitor they are informed that the guard is not available.



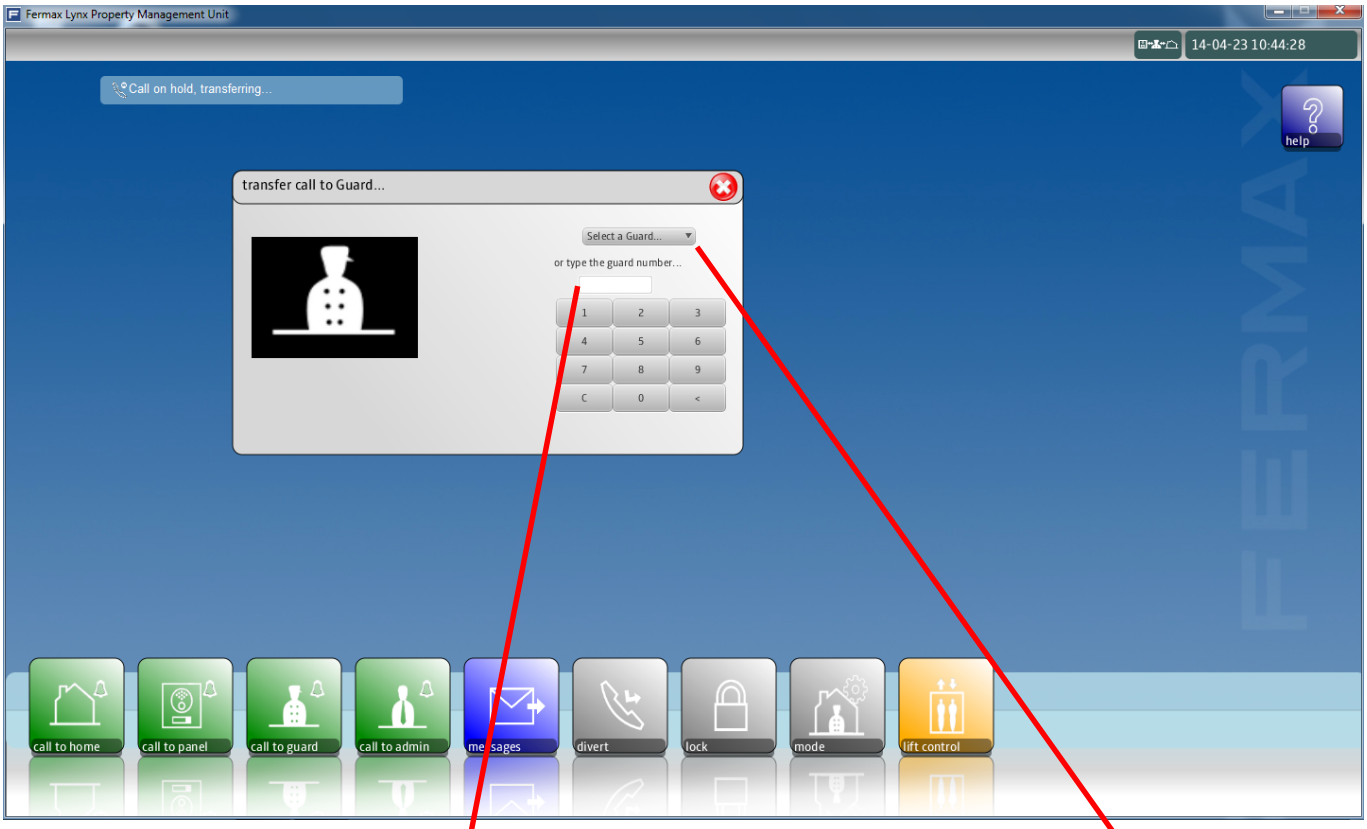


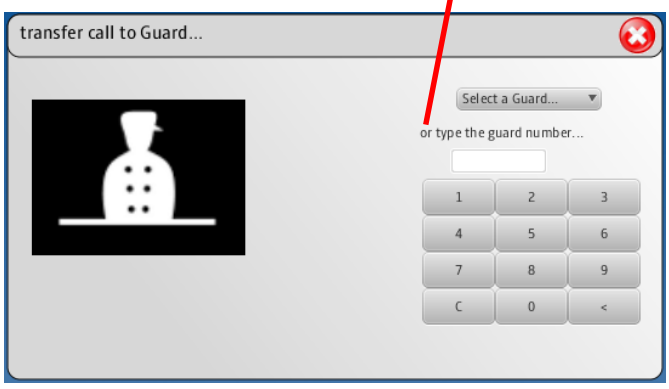
Note: *The call may be automatically forwarded to another PMU in the installation, this is configured in the installer's configuration, see point* ***4.2 PMU SETTINGS****. This function is optional and may be activated or deactivated by the installer. If there are no more PMU in the installation, it is not sent.*

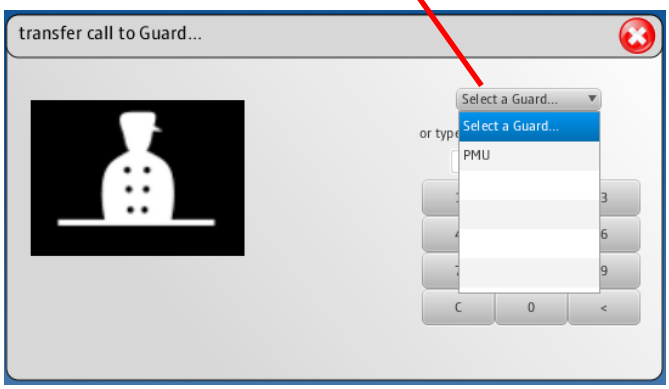
4. Transfer to another PMU

You can also transfer the call to another PMU. The tenant calls the PMU and asks for a connection to another PMU, for example the Main PMU. The PMU calls the Main PMU and if the Main PMU accepts the call, then the guard transfers the initial call to the Main PMU.

Upon pressing the **transfer to another PMU** icon, a screen appears to enter the PMU number or access the installation's PMU agenda.

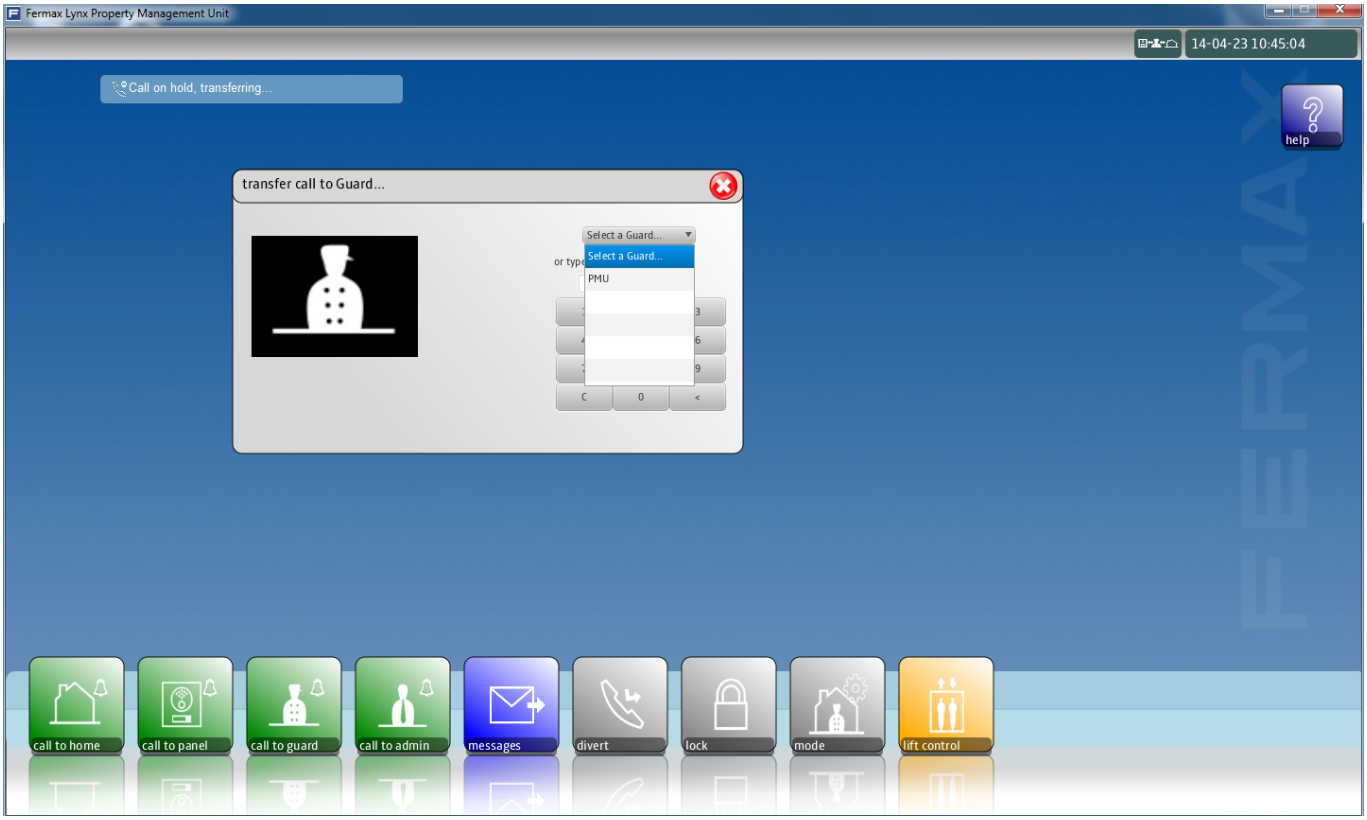




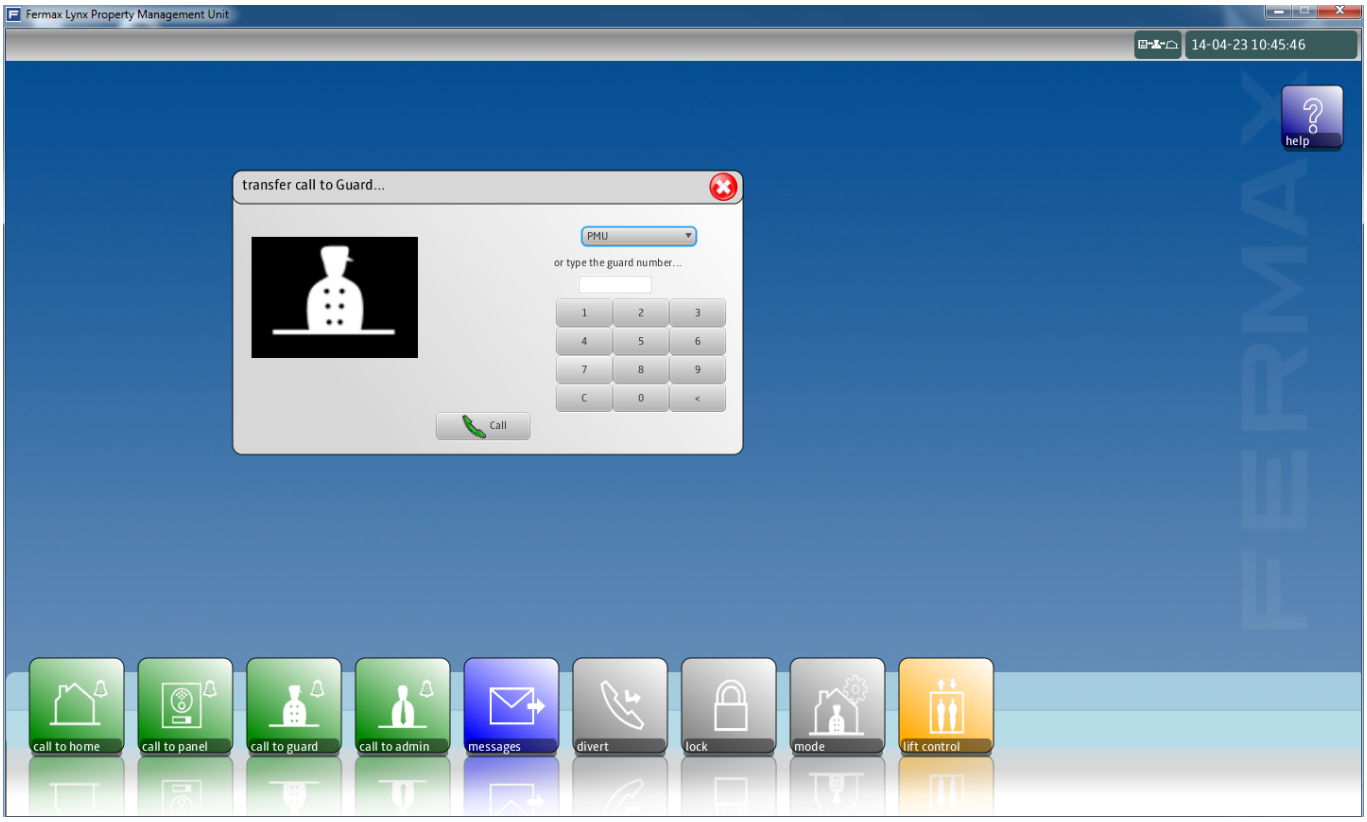


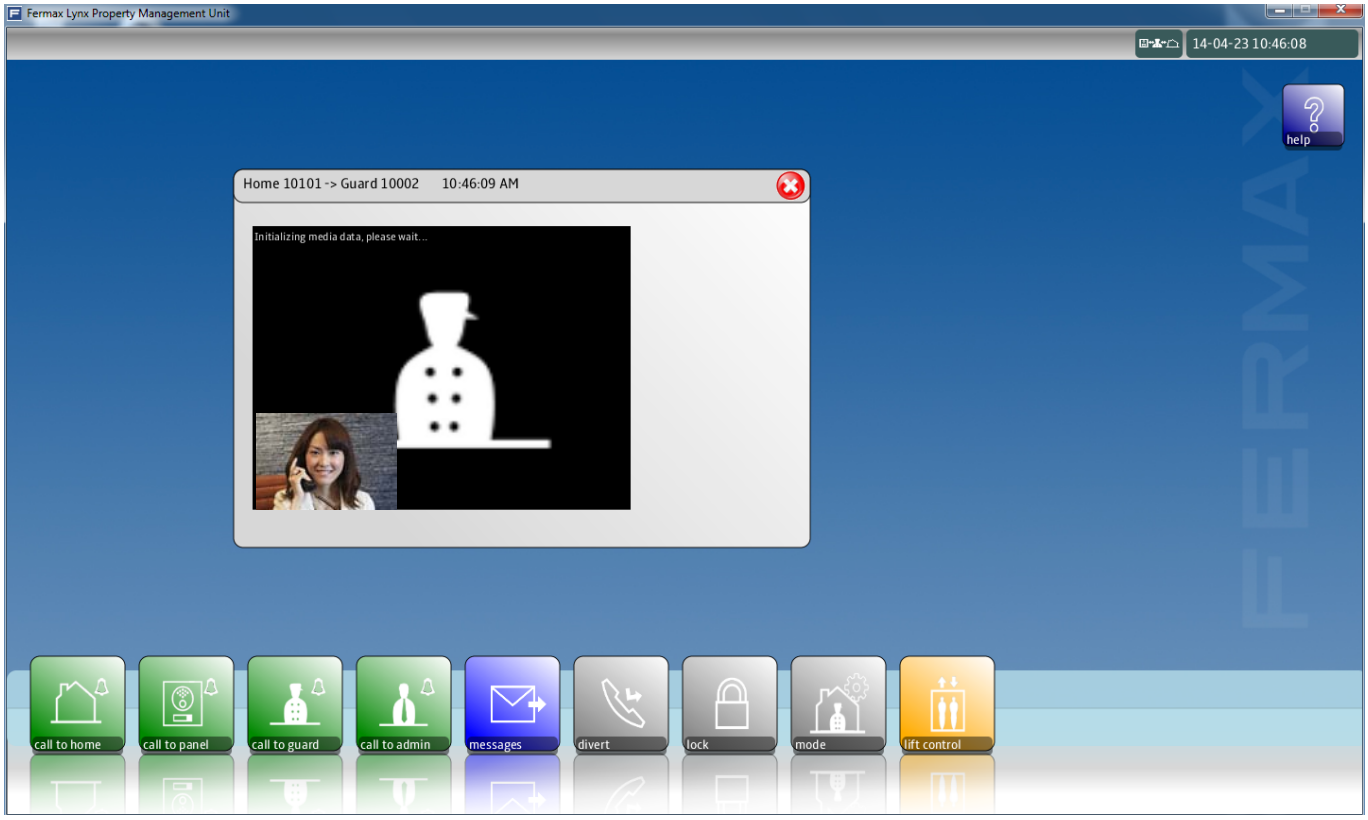
Enter the **PMU number** or search for the list in the **Select a guard option**

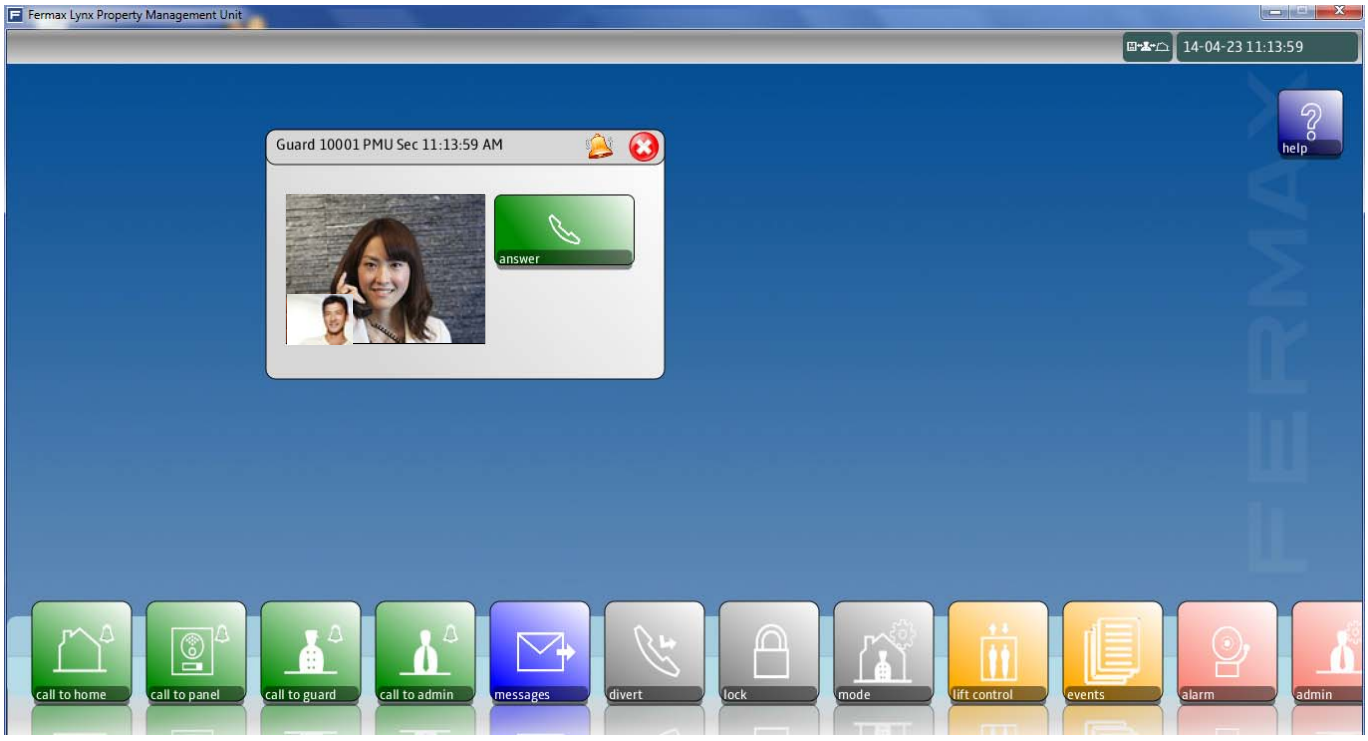
Select the PMU and press Accept



By pressing Call, a call is made to the selected PMU



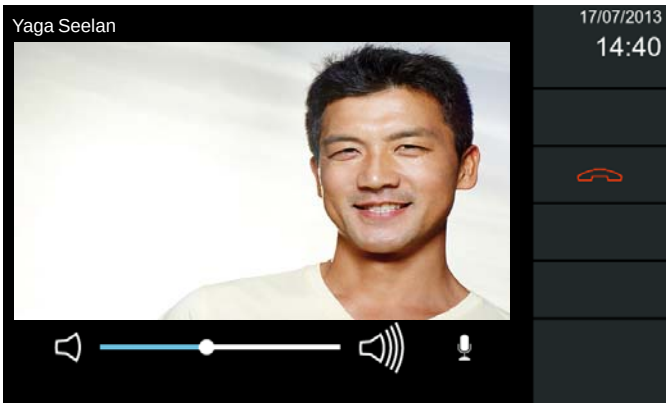




By pressing Answer, the call is connected with the incoming PMU

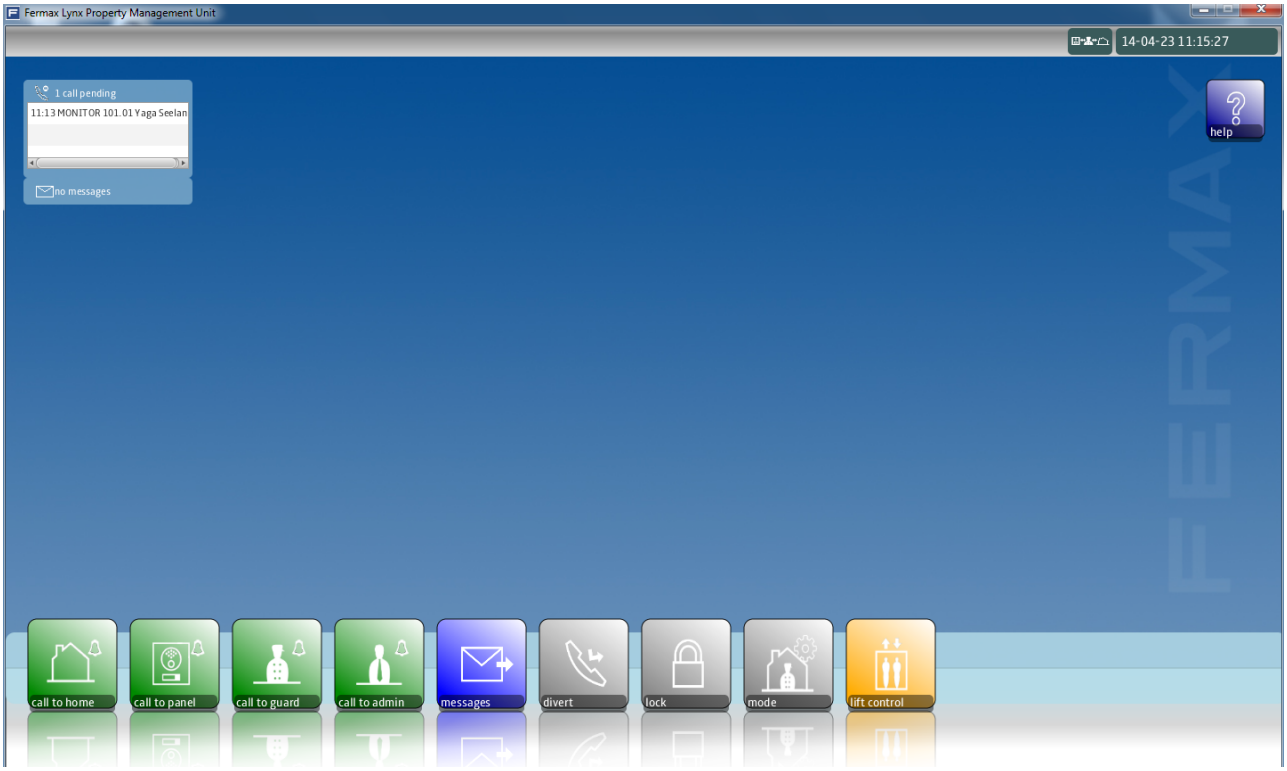
By pressing accept on the PMU making the call, the call is transferred, that is, it connects to the other PMU with the monitor.

The PMU connected to the monitor.



- The other PMU does not answer the call

If the other PMU does not answer the call, after 60 seconds it is sent to the end of the missed calls log indicating that there is a missed call from the guard unit.



b) PMU is busy

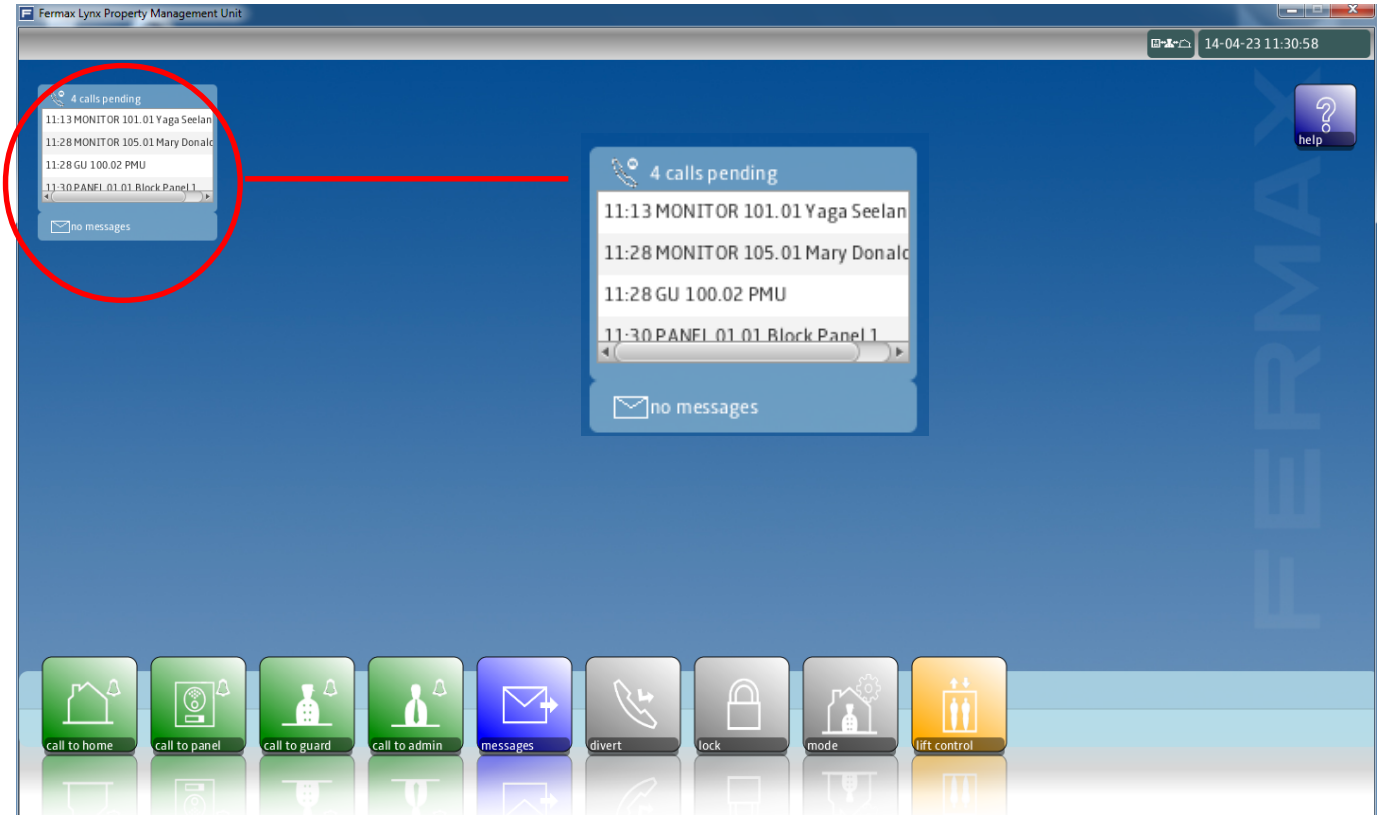
When the PMU is busy it opens a **Pending or Missed calls log.**

Different calls can be received in the PMU proceeding from different devices: homes, panels and other PMU, the Call log displays from where the call was made. Information displayed relative to the device, along with the time:

- Monitors: The number of the monitor and the tenant name.
- Panels: Panel tag, number and block.
- PMUs: Guard tag and name.

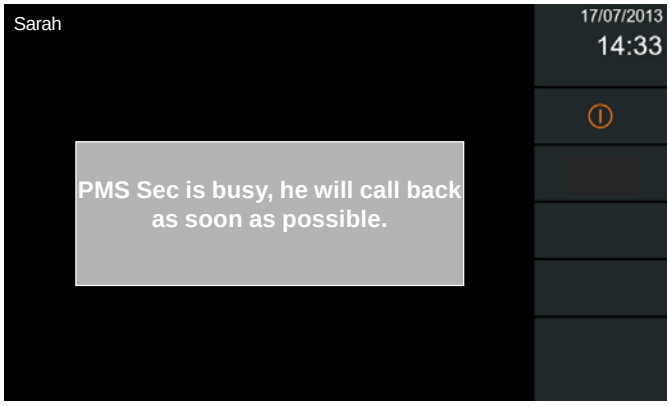
Notes:

- *In order for tags such as tenant, guard, panel tags and names...etc. to be displayed, they must be defined in the database.*
- *Even though consecutive calls are made from the same monitor to the guard unit, the same tenant can not be on the Missing or Pending Calls log more than once.*
- *Calls to monitors and panels may be automatically forwarded to another PMU in the installation, this is configured in the installer configuration, see point **4.2 PMU SETTINGS**. This function is optional and may be activated or deactivated by the installer. If there aren't anymore PMUs in the installation, it is not sent.*



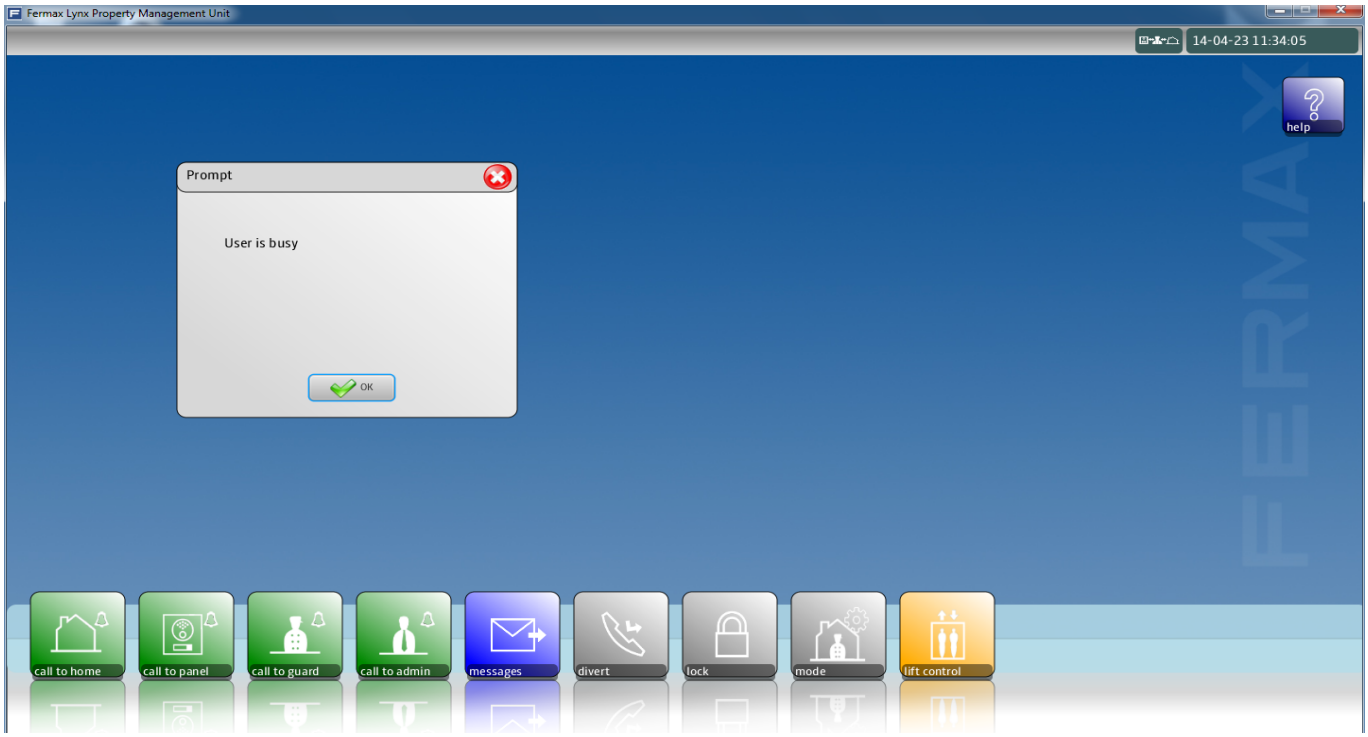
- **PMU is busy when receiving a call from a monitor**

If the Guard does not answer the call, after 30 seconds it is sent to the end of the missed calls log and on the home's monitor they are informed that the guard is not available.



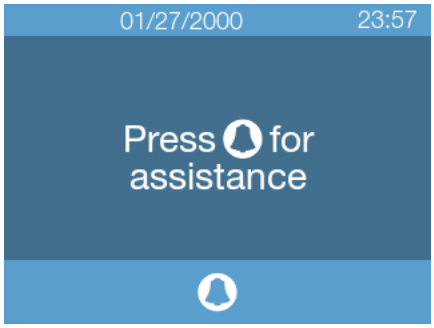
- **PMU is busy when receiving a call from another PMU**

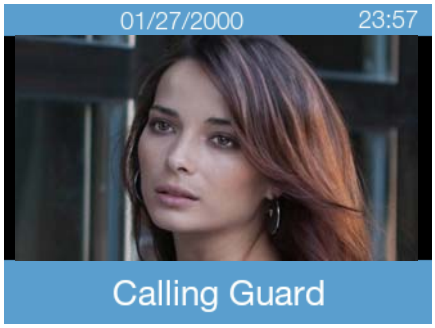
If the Guard does not answer the call, after about 60 seconds it is sent to the end of the missed calls log and on the PMU they are informed that the guard is not available.



- **PMU is busy when you receive a call from a street panel**

If the Guard does not answer the call, after about 60 seconds it is sent to the end of the missed calls log and on the Panel they are informed that the guard is not available.

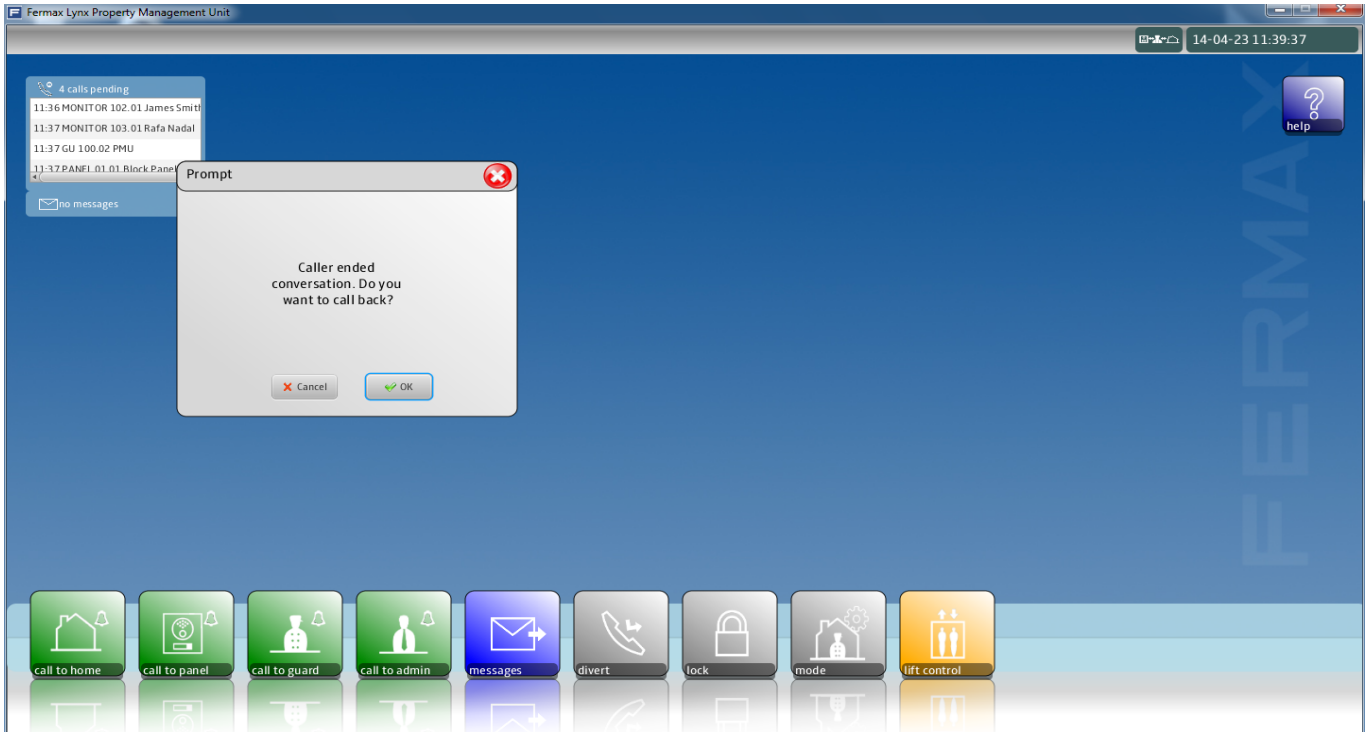




The guard may select any call from the **Missing or Pending calls log** by clicking on them, getting 2 options: To answer a call (accept) or delete it (cancel).

If you decide to respond, a call is made to the unit from which the call originated (monitor or another PMU). When you accept the call from the monitor or another PMU, an audio channel is established and you may maintain a conversation from the monitor and the PMU or from both PMUs. *See point* ***3.2.3 Receiving calls / a1) Answering calls.***

If you decide to respond to the panel, the guard connects to the panel from which the call originated *See point* ***3.2.3.1 Receiving a Panel Call***



• 3.2.3.2 Receiving a Panel call

From the street panel you may call the Guard unit voluntarily or involuntarily.
Voluntarily by using its buttons:

- For a DIGITAL panel (with display), the call is made by pressing the "bell".
- For a PUSH BUTTON panel the call is made by pressing the button given a value of "0000".

Notes:

- If a PUSH BUTTON panel is assigned a button with number 0000 (configuration via the web server), this button will call the Property Management Unit (Guard Unit).

- All programming data is defined in their corresponding manuals (all available at www.fermax.com):

- *97744 Lynx panel web server manual .*
- *97746 Digital Lynx Panel Programming Manual*
- *97747 LYNX Skyline Amplifier Panel Manual .*

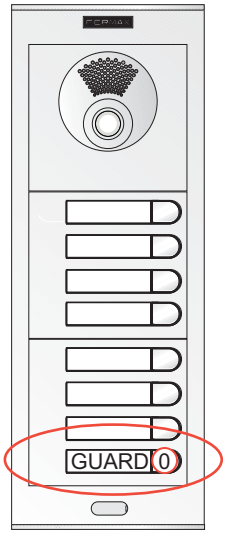
Involuntarily, when the guard unit has selected the Full Mode, since in this mode the Guard Unit intercepts all calls to the panels. *See point**3.1.3 Selecting the PMU Mode** for more details.*

Outline of the points to discuss.

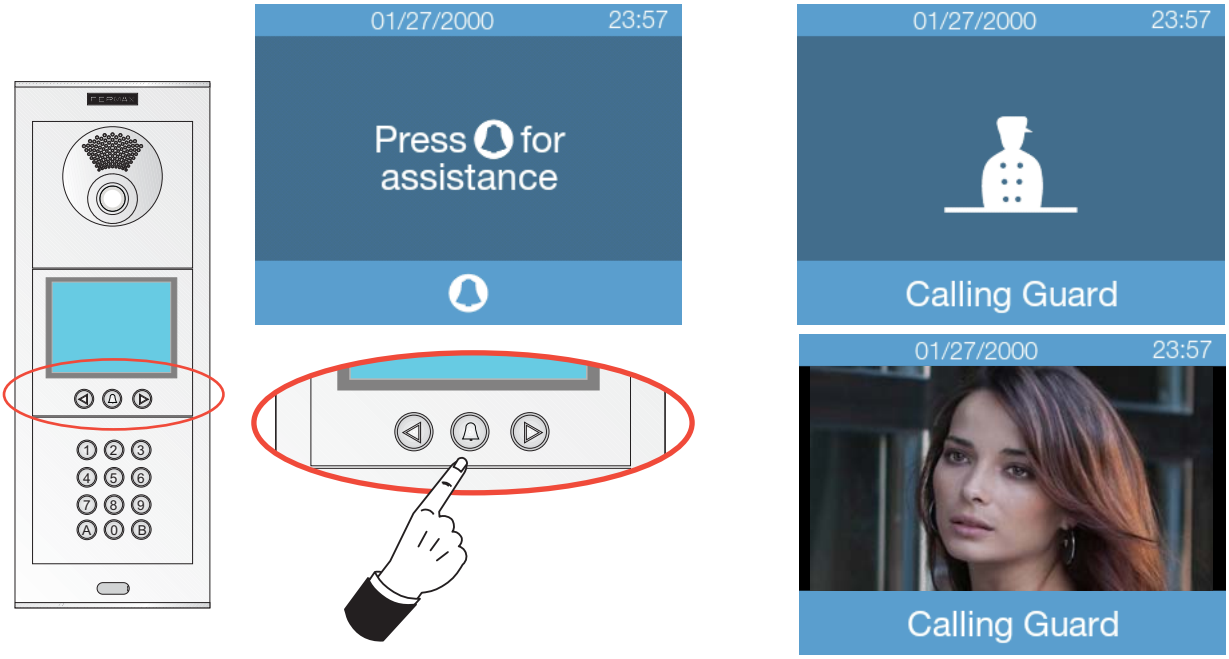
- 3.2.3.2 Receiving a Panel call
  - a) PMU is not busy
    - a1) Answer a call.
      1. End of conversation
      2. Record
      3. Transfer to another Home
      4. Transfer to another PMU
      5. Photo
      6. Open
  - b) PMU is busy

The call begins when the user presses the corresponding panel button:

- In the **Pushbutton Panel**, the button has been assigned the address 0000.



- In the **Digital Panel** the bell key.



When the panel makes a call to the Guard unit a new window is opened on the screen showing the call's information.

- If the guard call buttons are pressed on the keypad, the panel's tag is displayed on the screen , *(With the Guard Unit in HOMES mode or FULL mode)*
- If the a house's numbers are pressed on the keypad (or via the electronic agenda search), the panel's tag is displayed on the screen , *(With the Guard Unit in FULL mode)* If the Guard Unit is in HOMES mode, the call goes directly to the house.

Note: *For more details on the operating Modes see point* ***3.1.3 Selecting the PMU mode.***

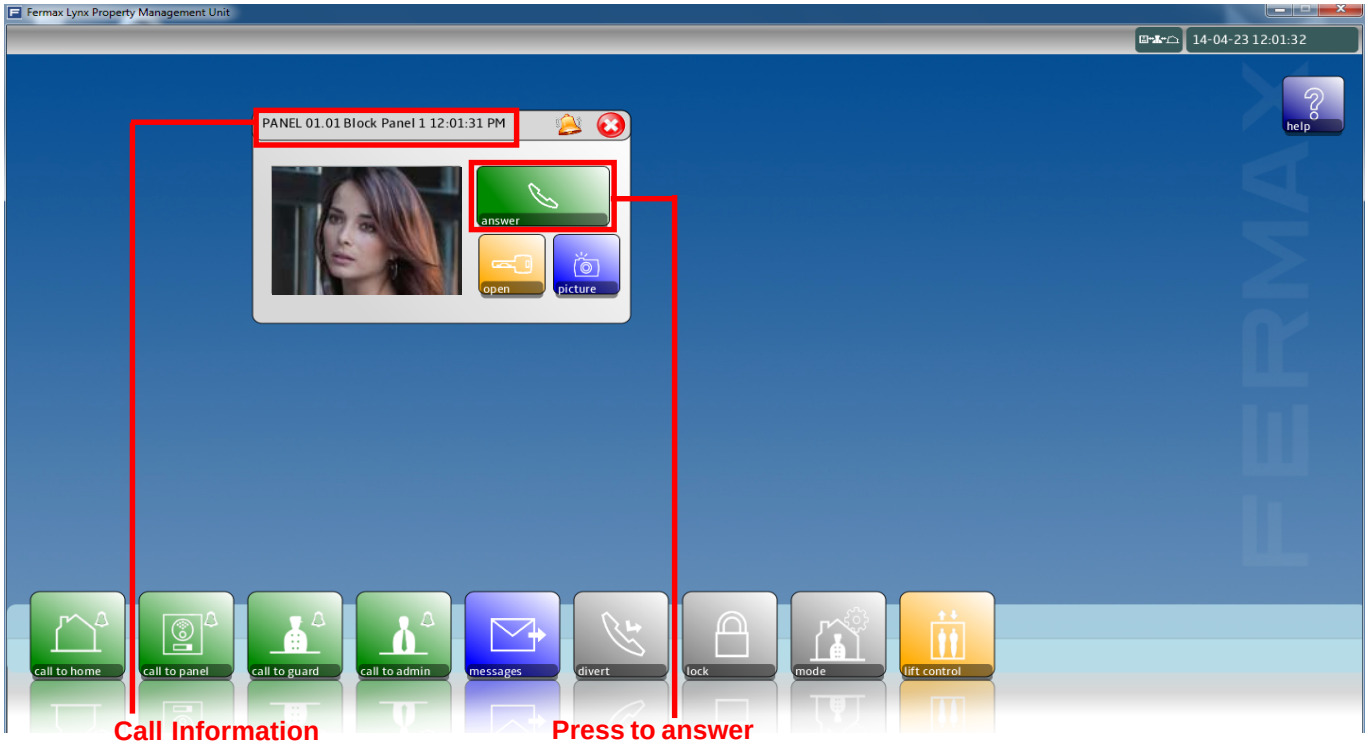
1. Answering. Audio connection It opens the audio channel in both directions between the panel and guard unit. The reception audio volume can be adjusted.
2. Open. To open the door. Enables one of the two panel relays. Select, this displays the two options for the guard unit to select one, (if configured).
3. Picture. This takes a picture of the panel's image.

Note: *You can have up to five windows open from calls coming from different panels. Each time a window is open upon receiving a call from a panel, a bell tone sounds.*

Depending on the PMU Guard's status, the process is different:
a) PMU is not busy
b) PMU is busy

a) PMU is not busy

When the panel makes a call to the Guard unit a new window is opened on the screen showing the call's information.



a1) Answer a call

By pressing **answer** a window opens with the available functions:

1. End of conversation

To end the conversation press the **end of conversation** icon, if not the conversation will be disconnected after 90 seconds.

2. Record

Video recording not available. (Only in the PMU in which the database is installed).

3. Transfer to another Home

You can transfer the panel call to another home via the PMU. The panel calls the PMU and the PMU can transfer the call to a house, for example house 201. The PMU calls house 201 and if the tenant accepts the call, then the guard transfers the call to 201. *See more details in point **3.2.3.1 Receiving a call from a home -3 Transfer to another Home.***

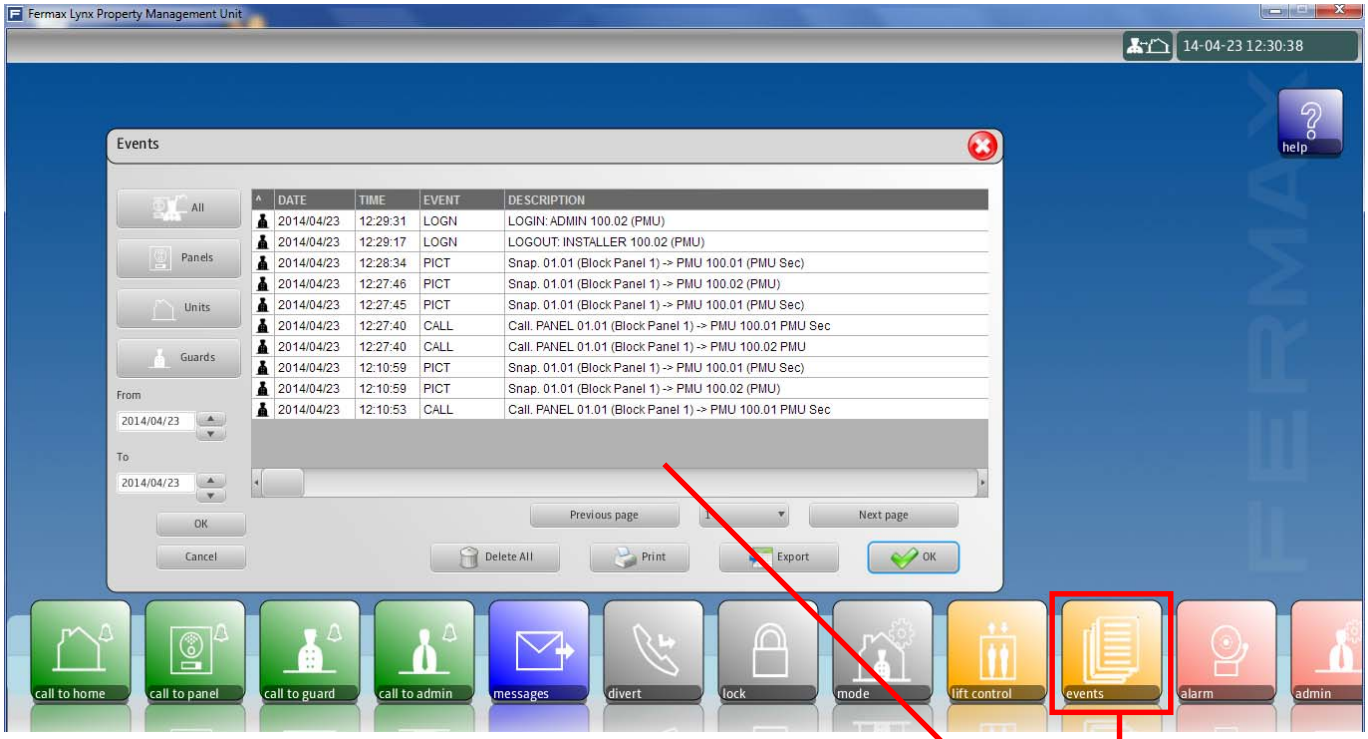
4. Transfer to another PMU

You can also transfer the panel call to another PMU. The panel calls the PMU and the PMU can make a connection to another PMU, for example the Main PMU. The PMU calls the Main PMU and if the Main PMU accepts the call, then the guard transfers the panel call to the Main PMU. *For more information see point **3.2.3.1 Receiving a call from a home -4 Transfer to another PMU.***

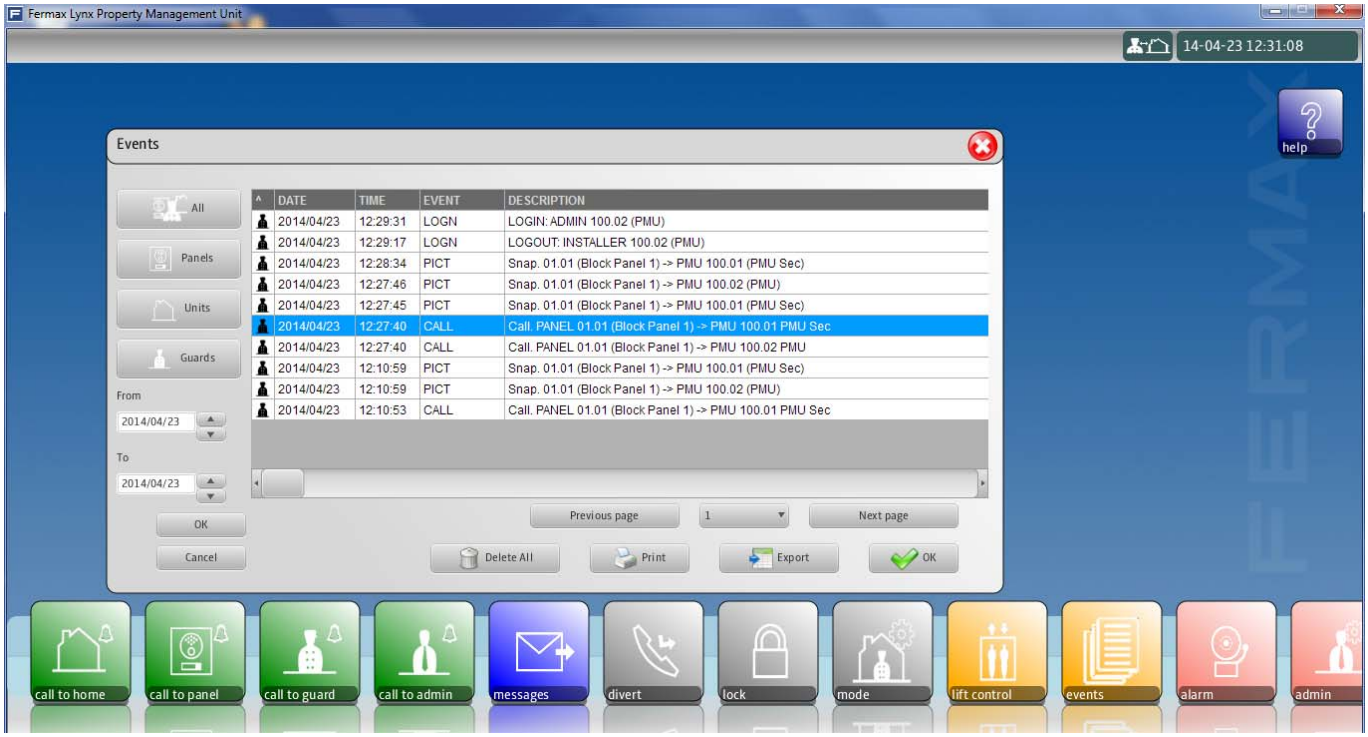
5. Picture

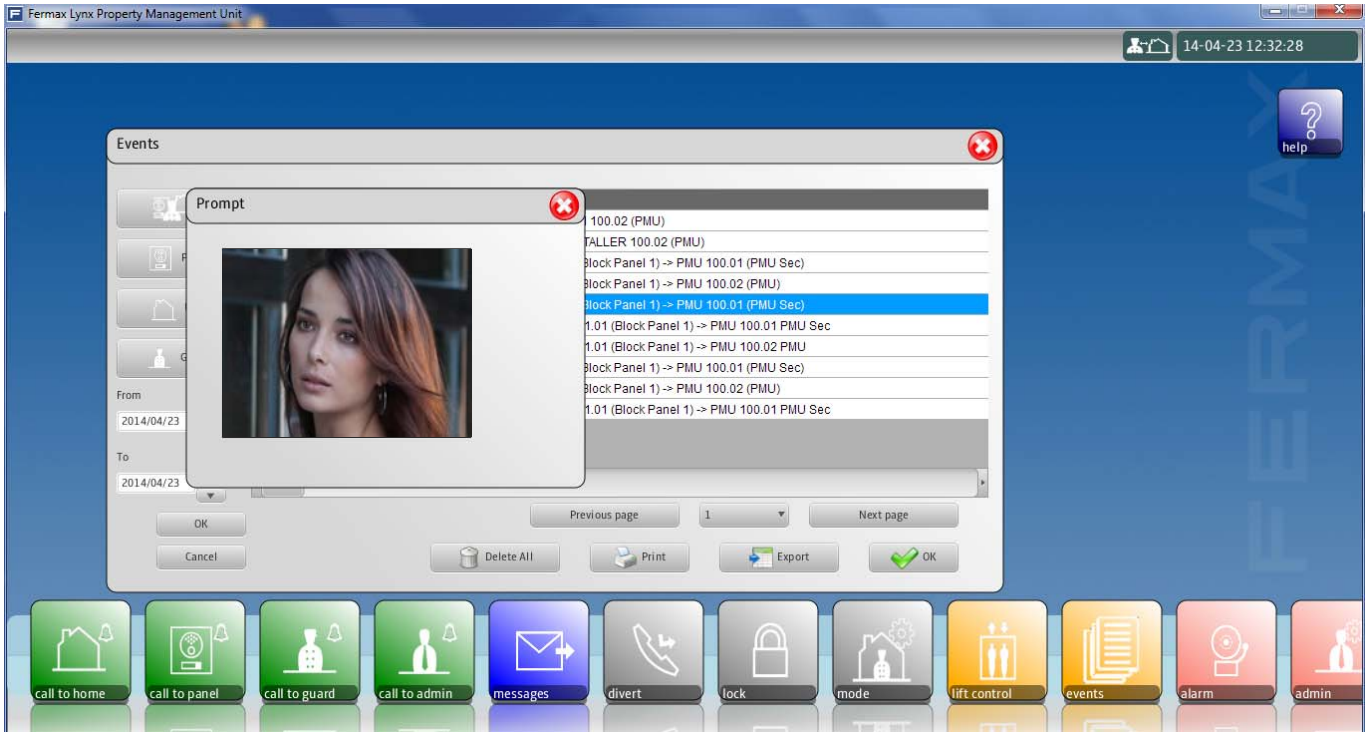
This takes a picture of the panel's image. This picture is saved in the database (PMU administrator / PMU installer events).

You can view the pictures taken in **Events** from a PMU administrator or PMU installer.



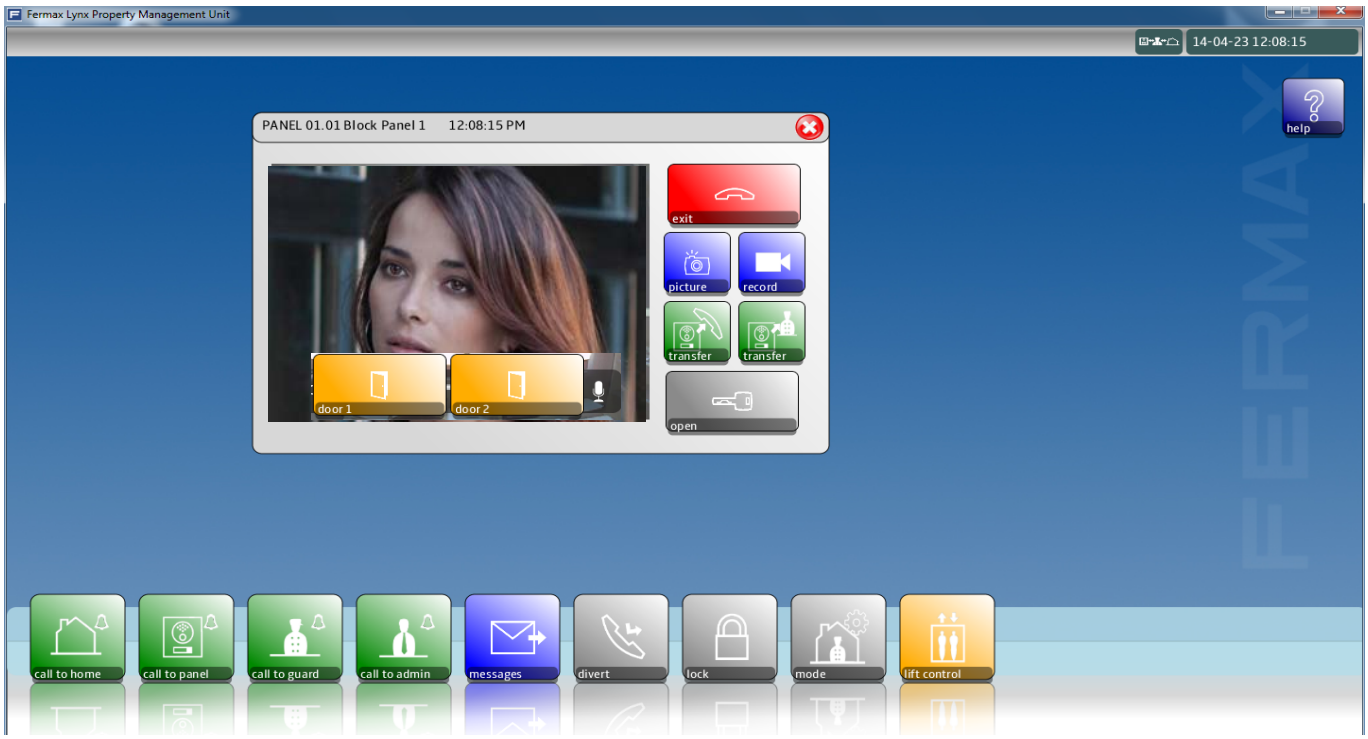
Press events to view the screen

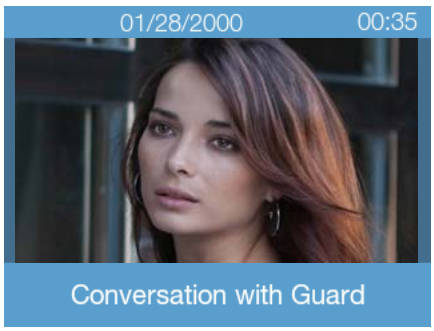


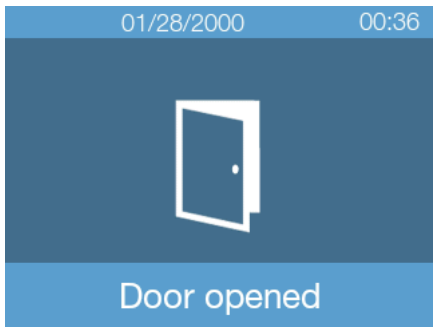


6. Open

To open the door. Enables one of the two panel relays. Select, this displays the two options for the guard unit to select one, (if configured).

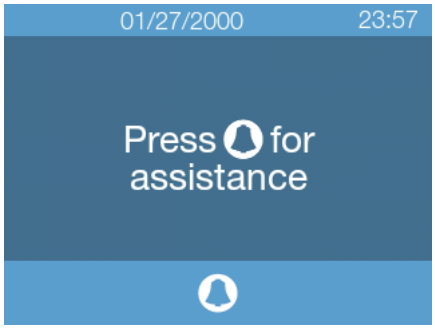


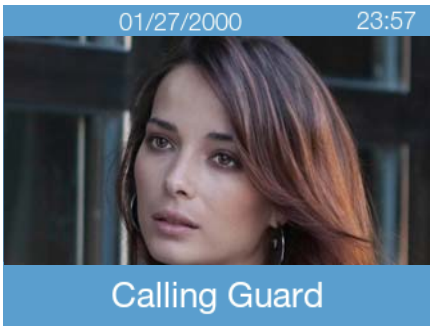


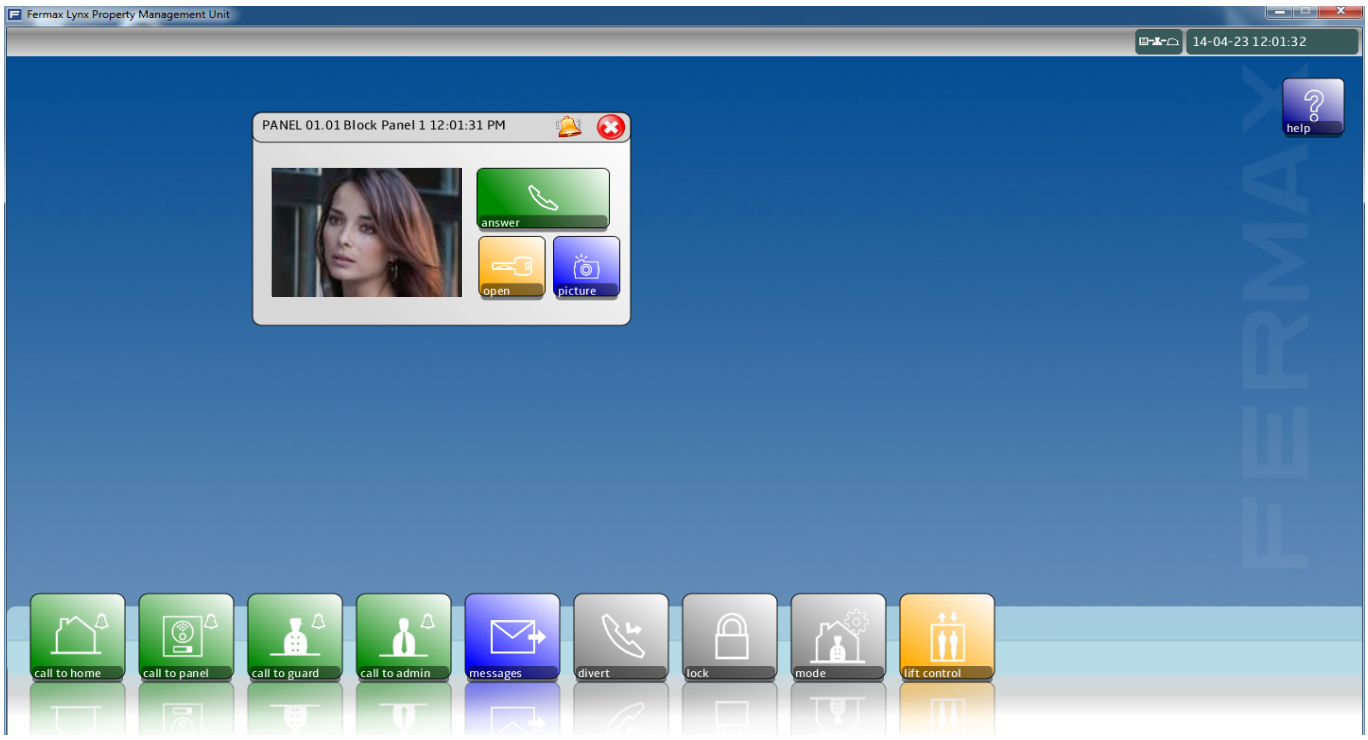


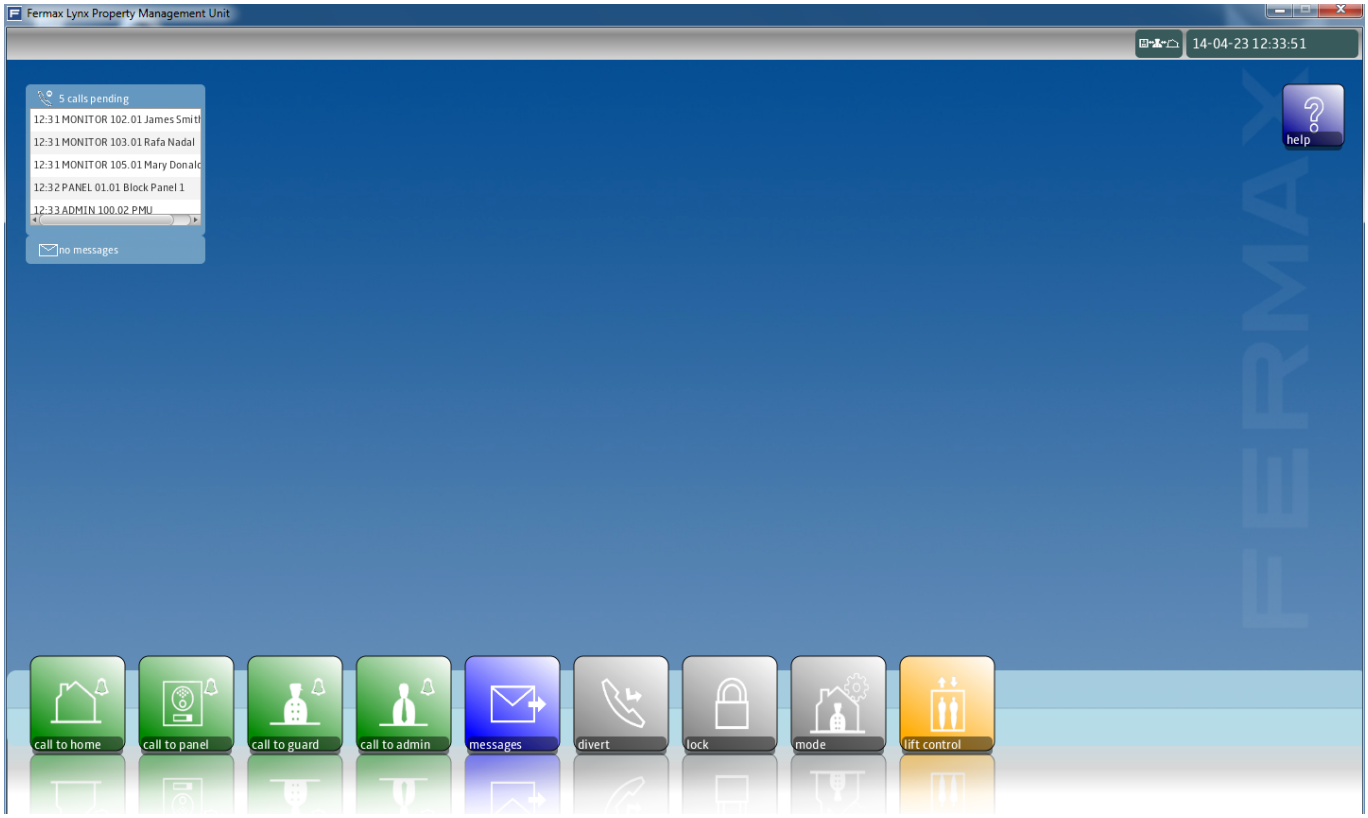
b) PMU is busy

If the Guard does not answer the call, (whether s/he is busy or simply not responding), after about 60 seconds it is sent to the end of the missed/pending calls log and on the Panel they are informed that the guard is not available.

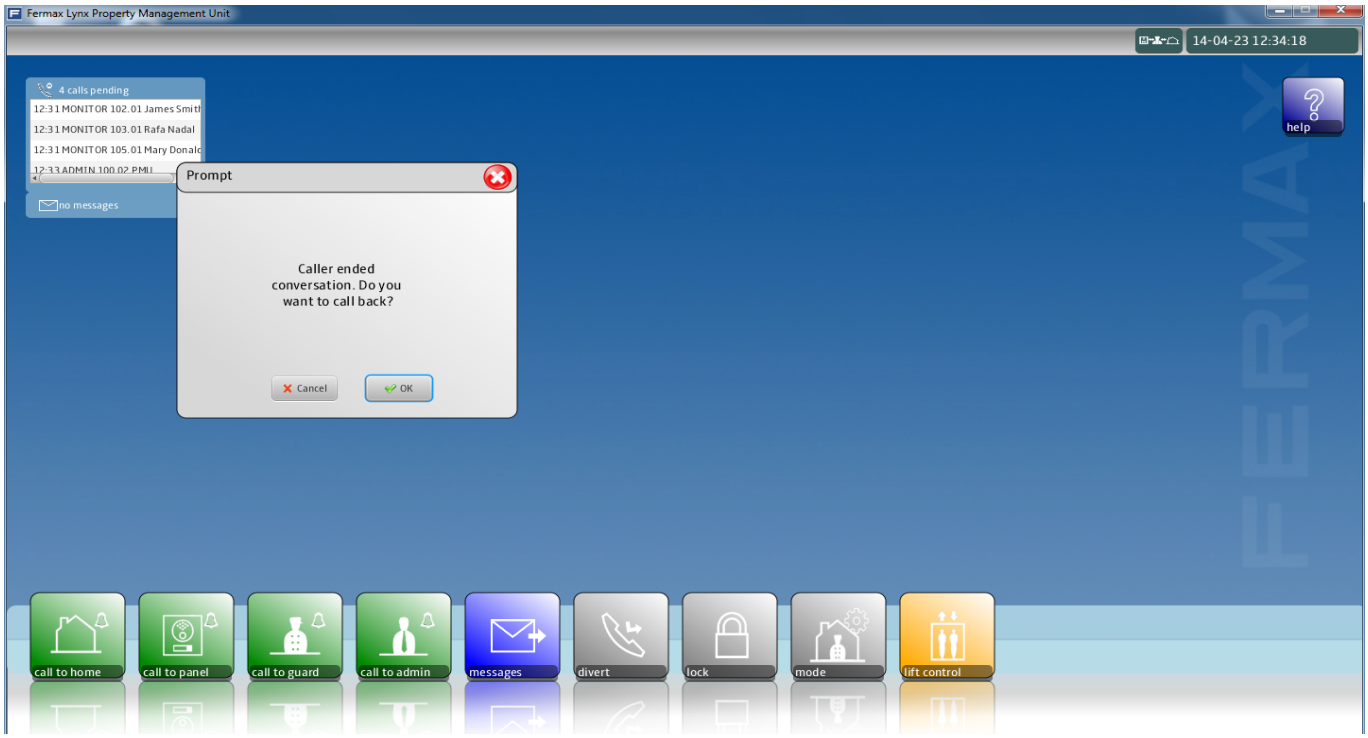








The guard may select any call from the **Missing or Pending calls log** by clicking on them, getting 2 options: To answer a call (accept) or delete it (cancel).

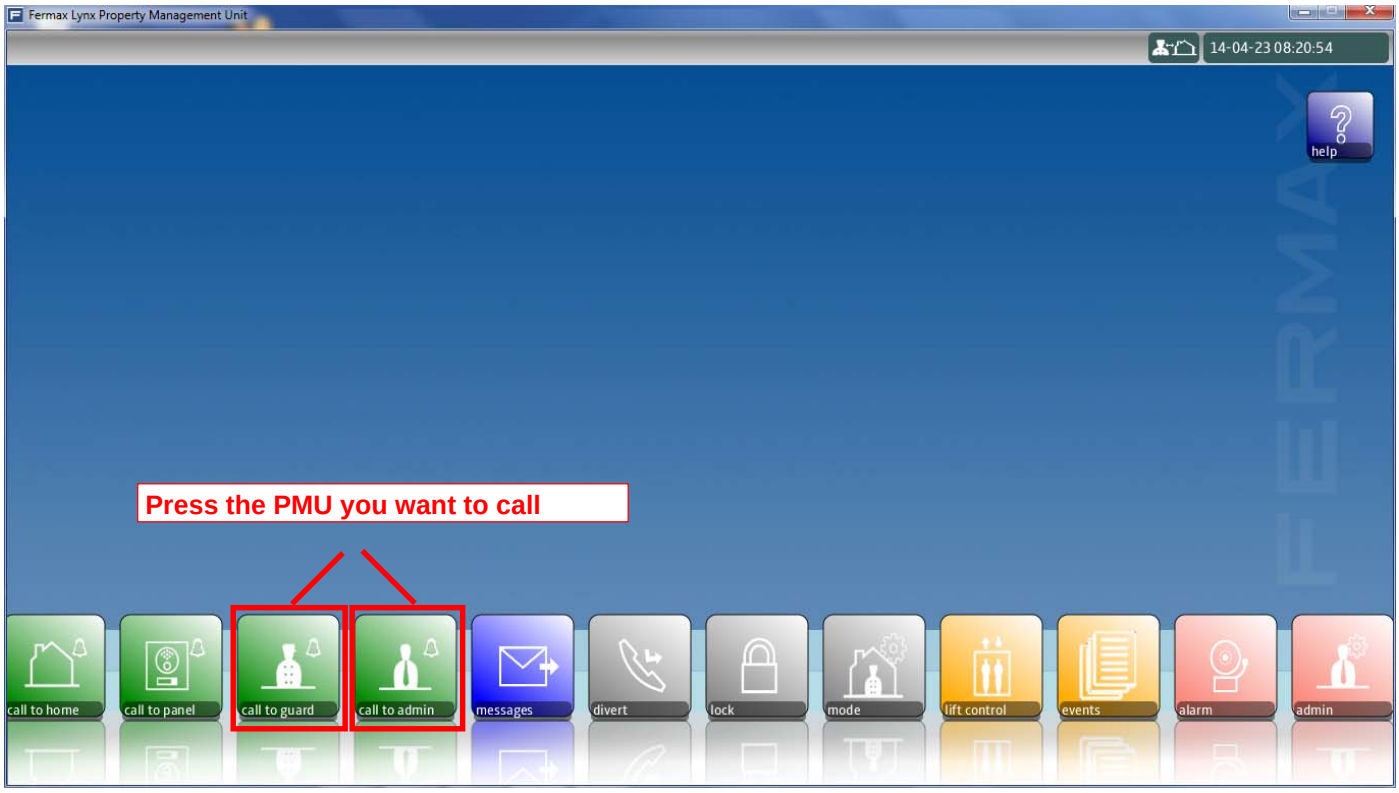


If you decide to respond to the panel, the guard connects to the panel from which the call originated, that is, it opens the audio and video channel in both directions between the panel and the guard

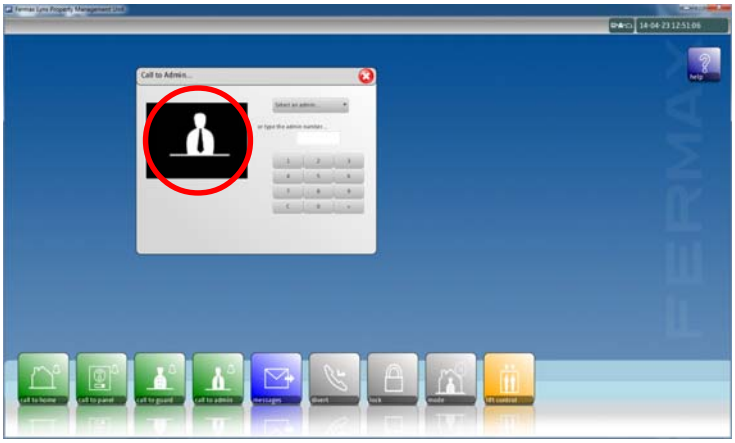
By pressing **answer** a window opens with the available functions: *See point* ***3.2.3.1 Receiving panel calls.***

3.2.3.3 Receiving a call from another PMU

The call starts when the guard presses the PMU icon for another PMU in the **start menu** on the monitor.

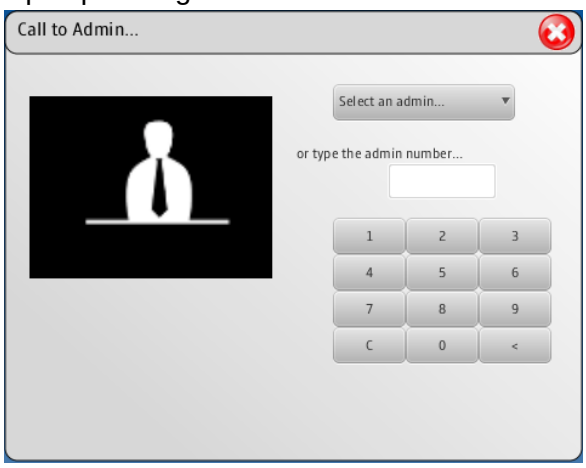


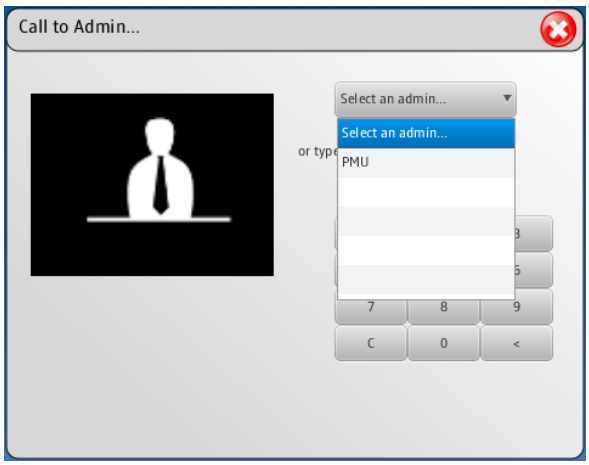
Upon pressing the **call administrator** button, a screen appears to enter the PMU number or access the installation's administrator PMU agenda.



Upon pressing the **call guard** button, a screen appears to enter the PMU number or access the installation's PMU installer, PMU Guard and PMU Alarm agenda.

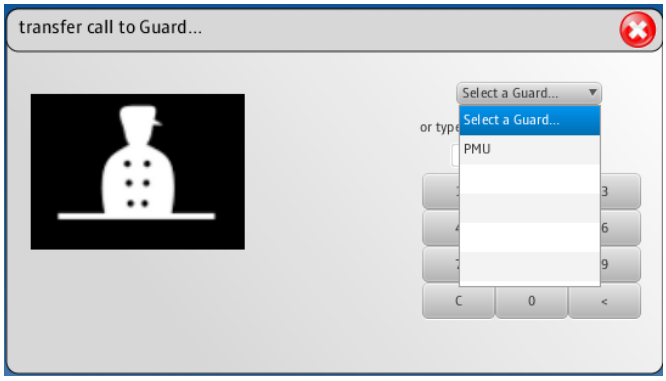
Upon pressing **call administrator:**





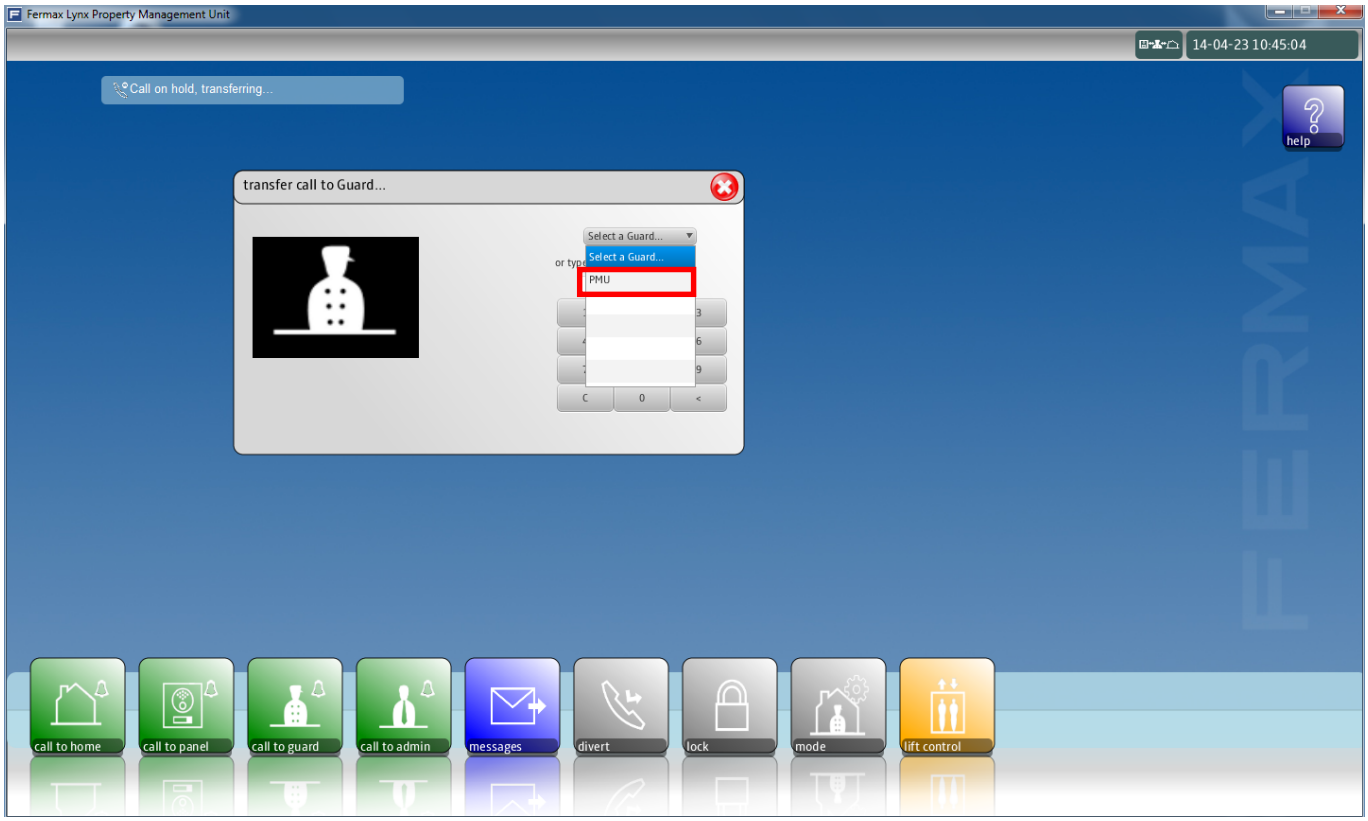
Enter the **PMU number** or search for the list in the **Select an administrator**

Upon pressing **call guard:**



Enter the **PMU number** or search in the list in the **Select a guard option**

Select the PMU and press Call

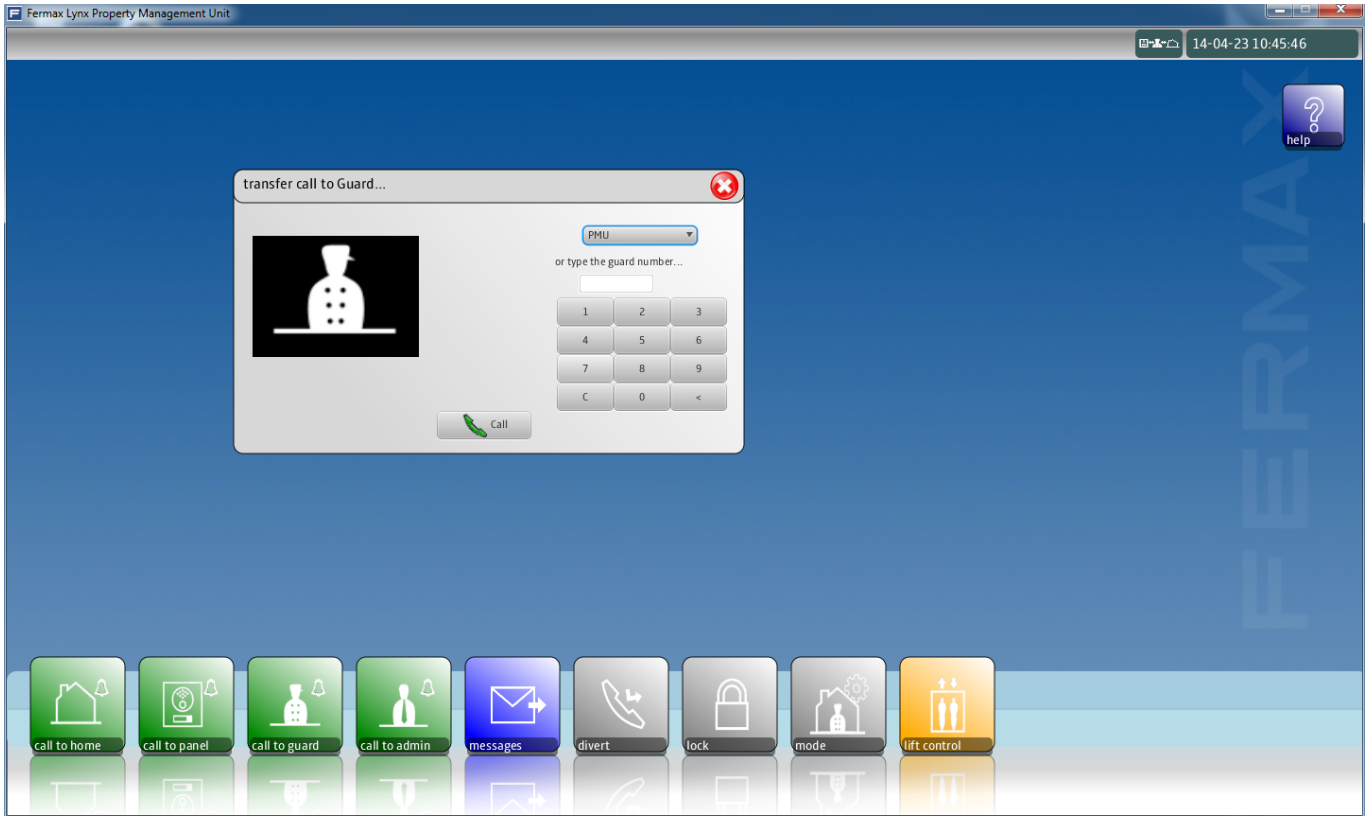


Outline of the points to discuss.

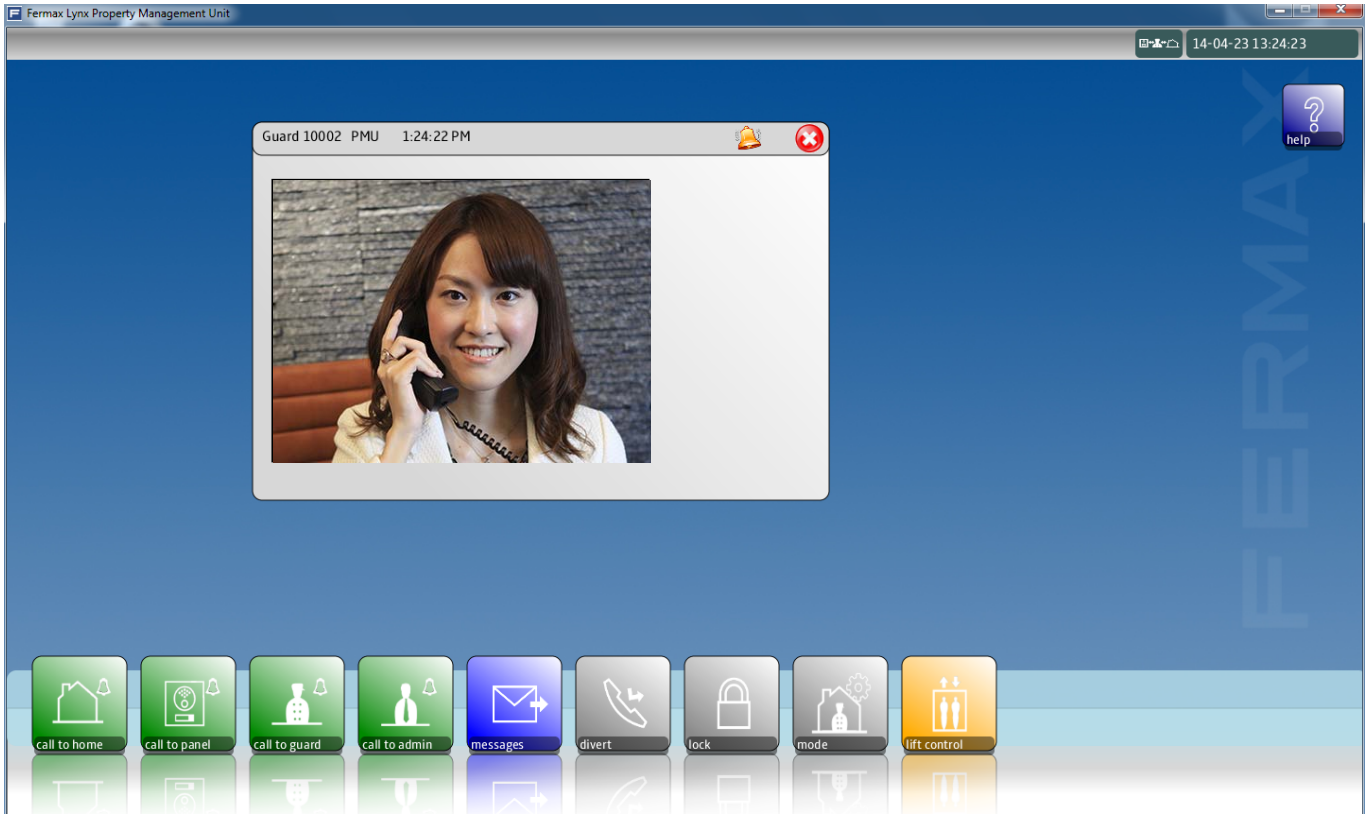
- 3.2.3.3 Receiving a call from another PMU
  - a) The PMU being called is not busy
  - b) The PMU being called is busy

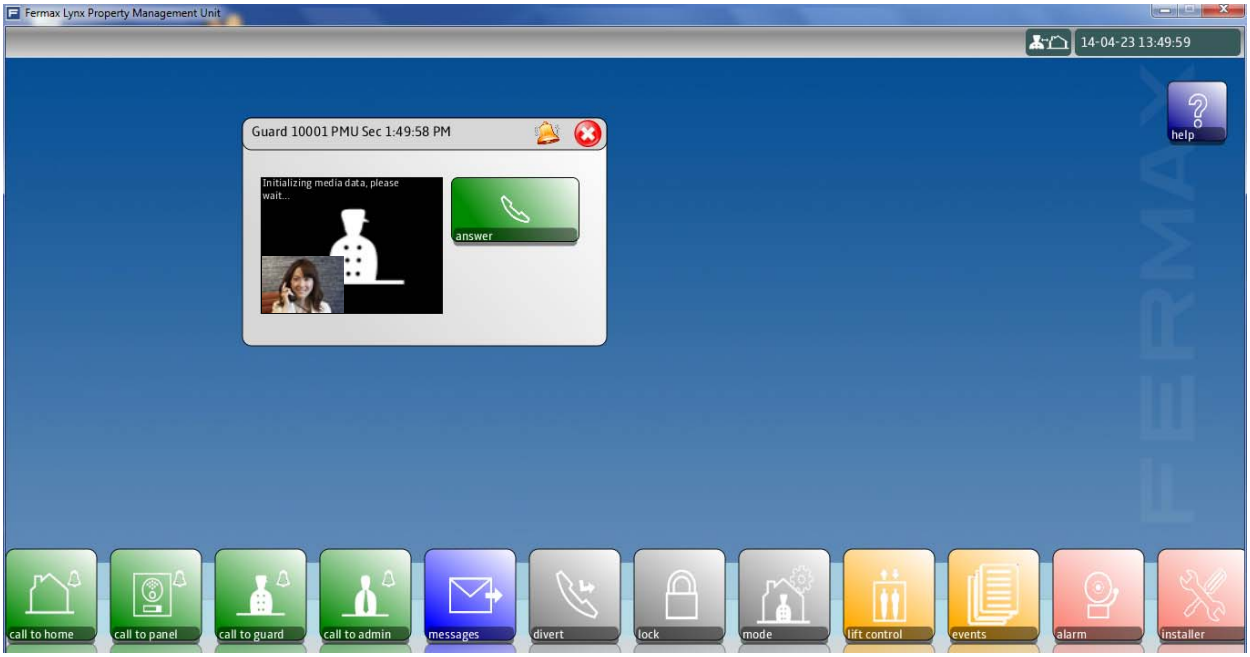
a) The PMU being called is not busy

By pressing Call,· a call is made to the selected PMU



A window is opened on the PMU screen informing that the call has been sent.





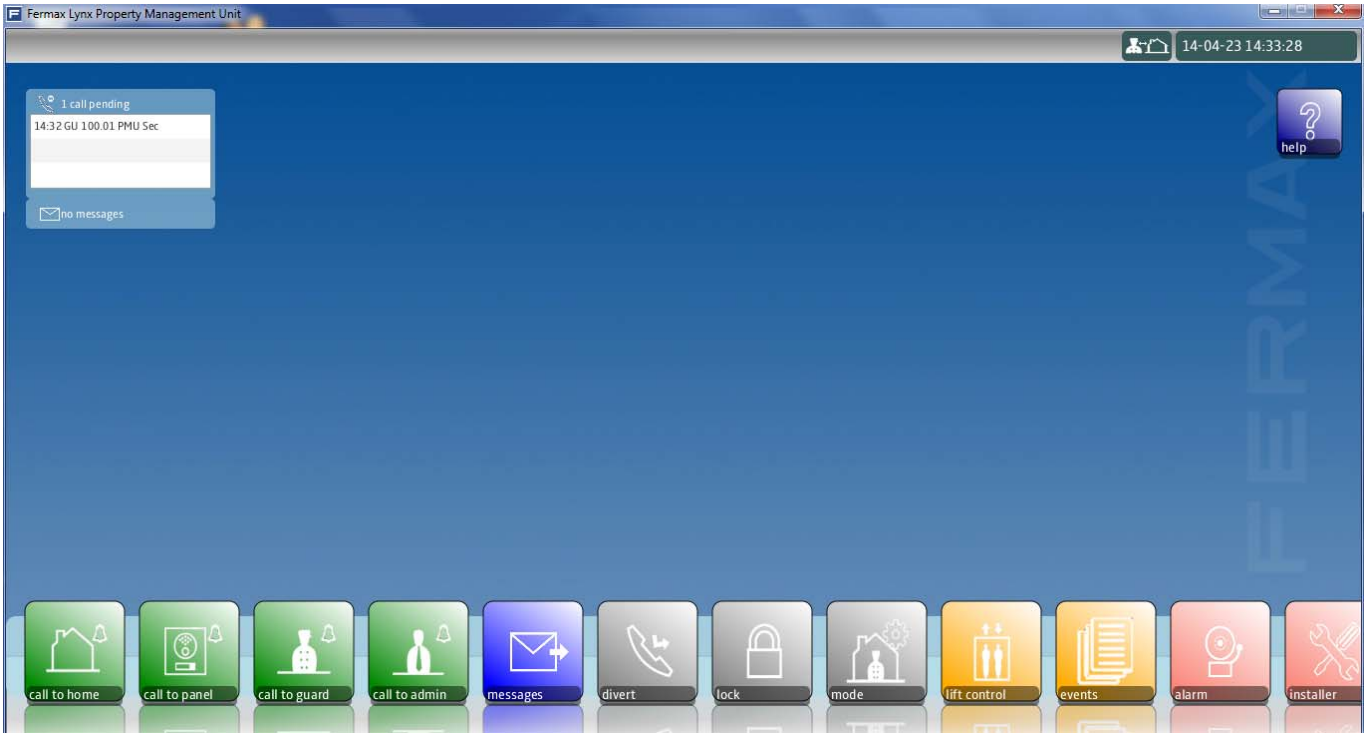
By pressing Answer,· the call is connected with the incoming PMU

1. End of conversation

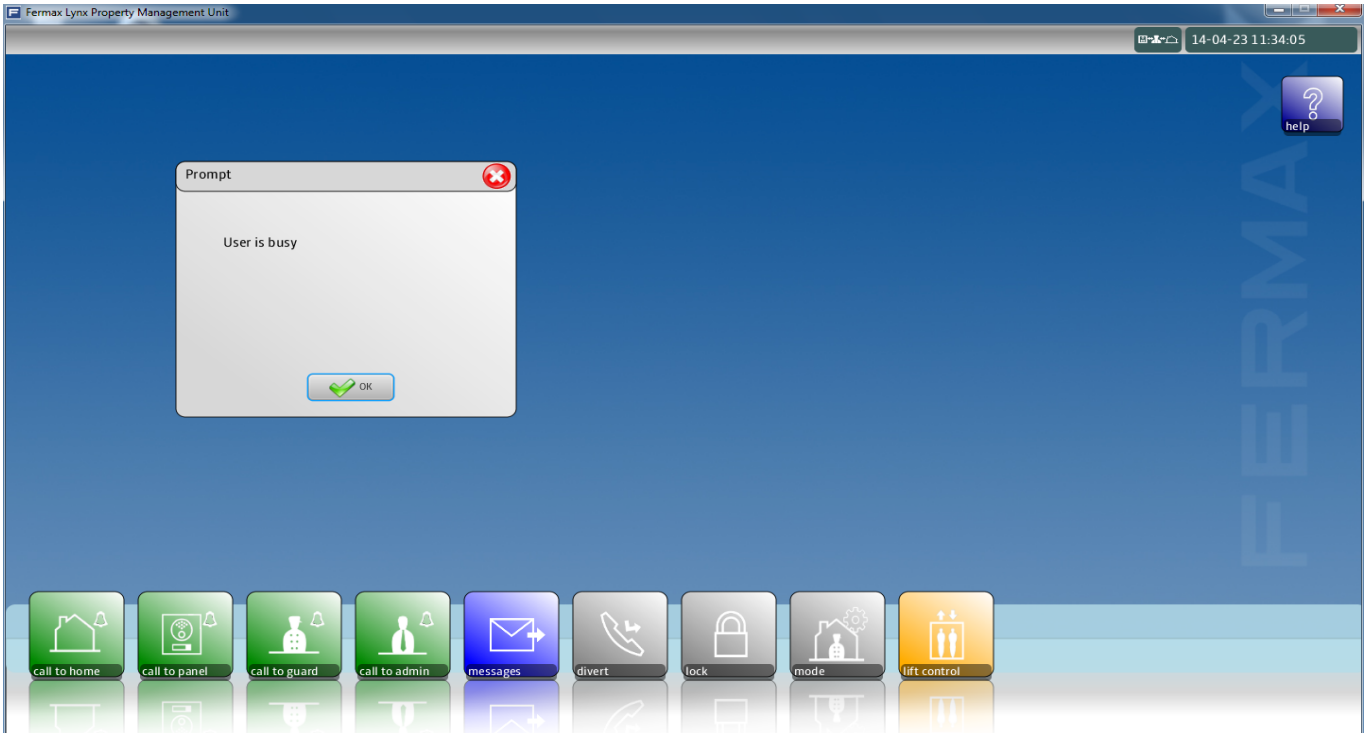
To end the conversation press the **end conversation** icon, if not the conversation will be disconnected after 90 seconds.

b) The PMU being called is busy

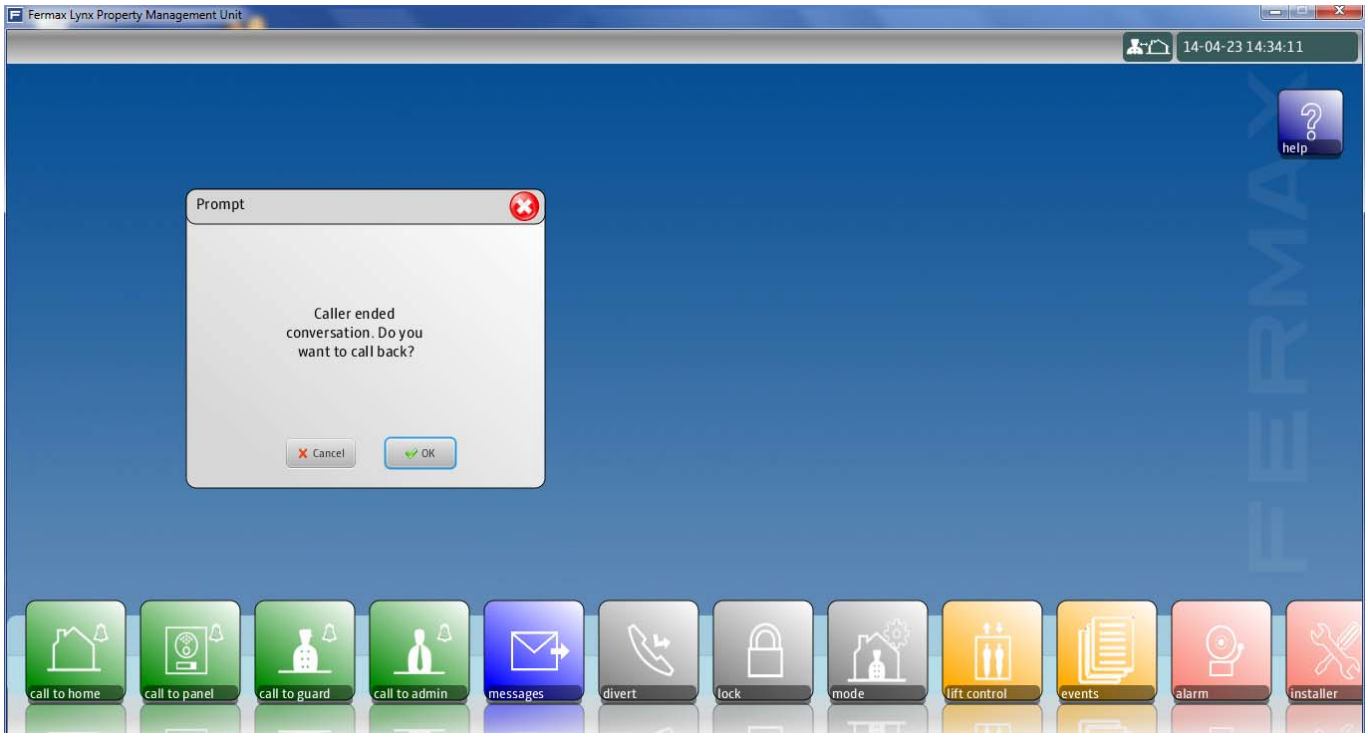
If the Guard does not answer the call, (whether s/he is busy or simply not responding), after about 60 seconds it is sent to the end of the missed/pending calls log and the Guard originating the call is informed that the guard is not available.



The guard making the call receives a notice.



The guard may select any call from the **Missing or Pending calls log** by clicking on them, getting 2 options: To answer a call (accept) or delete it (cancel).



If you decide to answer the Guard making the call, when you accept the call from another PMU an audio channel is established and you may maintain a conversation with both PMUs. *See point* ***a) the PMU being called is not busy,*** *to respond or connect with the PMU.*

o 3.2.4 Receiving simultaneous calls

The PMU may receive simultaneous calls even though only one conversation window may be active at a time.

1. Conversation mode with panel This window is opened by pressing "answer" on the window that is opened when a call is made from a Panel.
2. Calls on hold list, **(Missed or pending calls log)**.
3. Window opened when you receive a call from a Panel.
4. Window opened when you receive a call from a Panel.

Notes:

- You can have up to five windows open from calls coming from different panels. Each time a window is open upon receiving a call from a panel, a bell tone sounds.

- When calls are from homes, if another call comes in during the conversation, they are shown on the pending or call waiting list.

- When another incoming call is accepted during an ongoing conversation, the latter is completed.

divert

cancel divert

o 3.2.5 Forwarding calls

The PMU Guard may forward all calls received from another PMU

Therefore, a PMU Guard may forward all calls received from another Guard PMU or Alarm PMU.

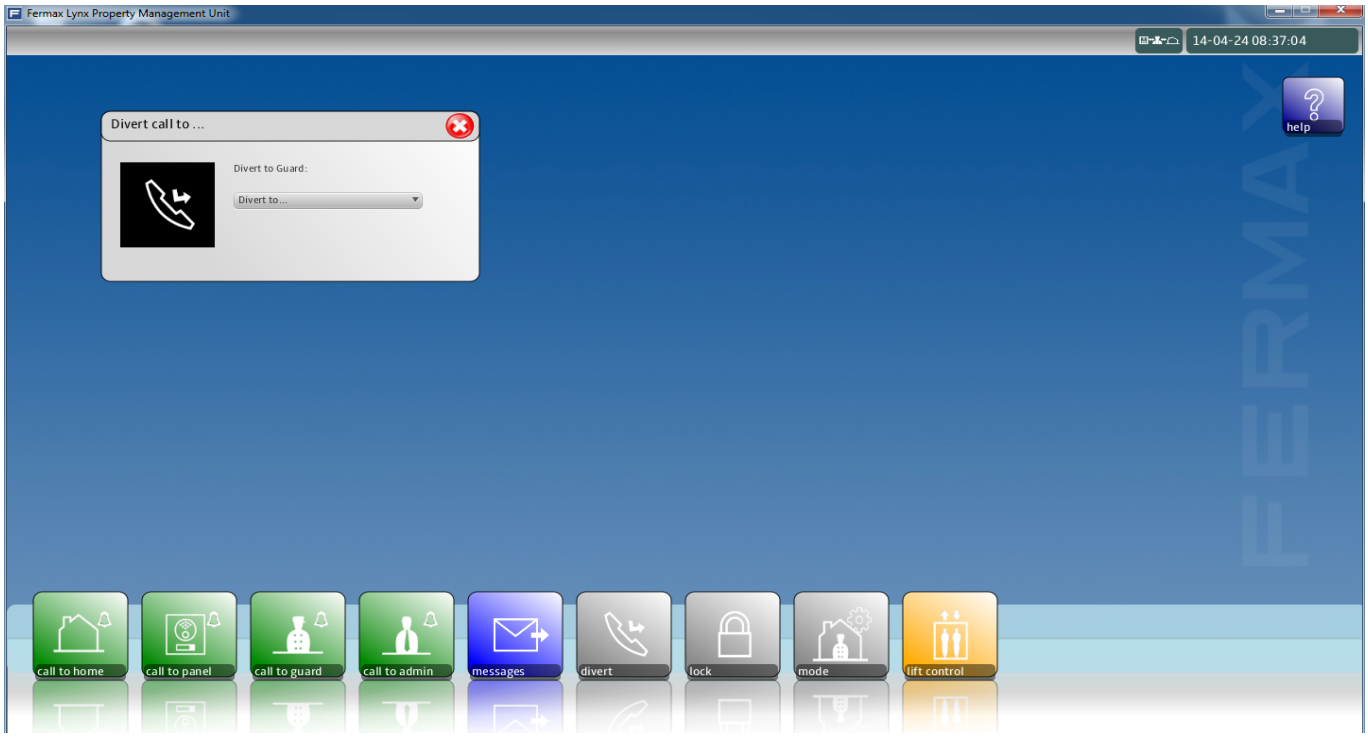
The PMU Alarms may forward the calls to other PMU Alarms All calls are forwarded: calls, emergency and panic calls.

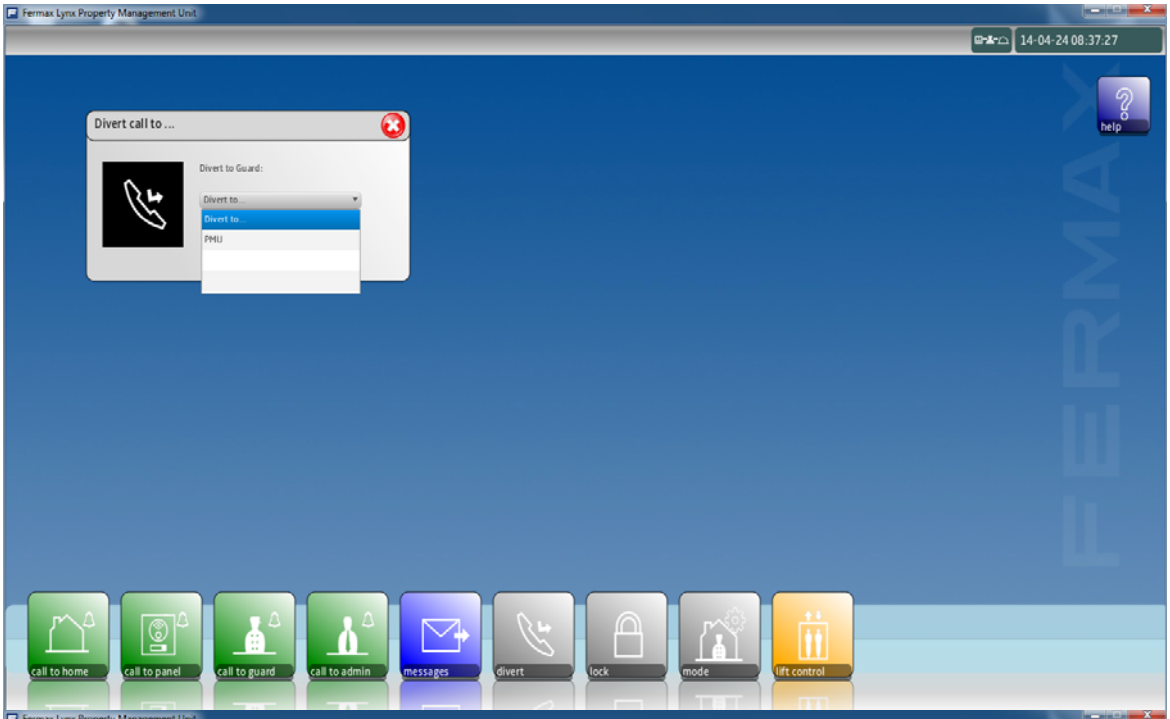
The PMU Alarms may not forward the calls to another PMU Guard.

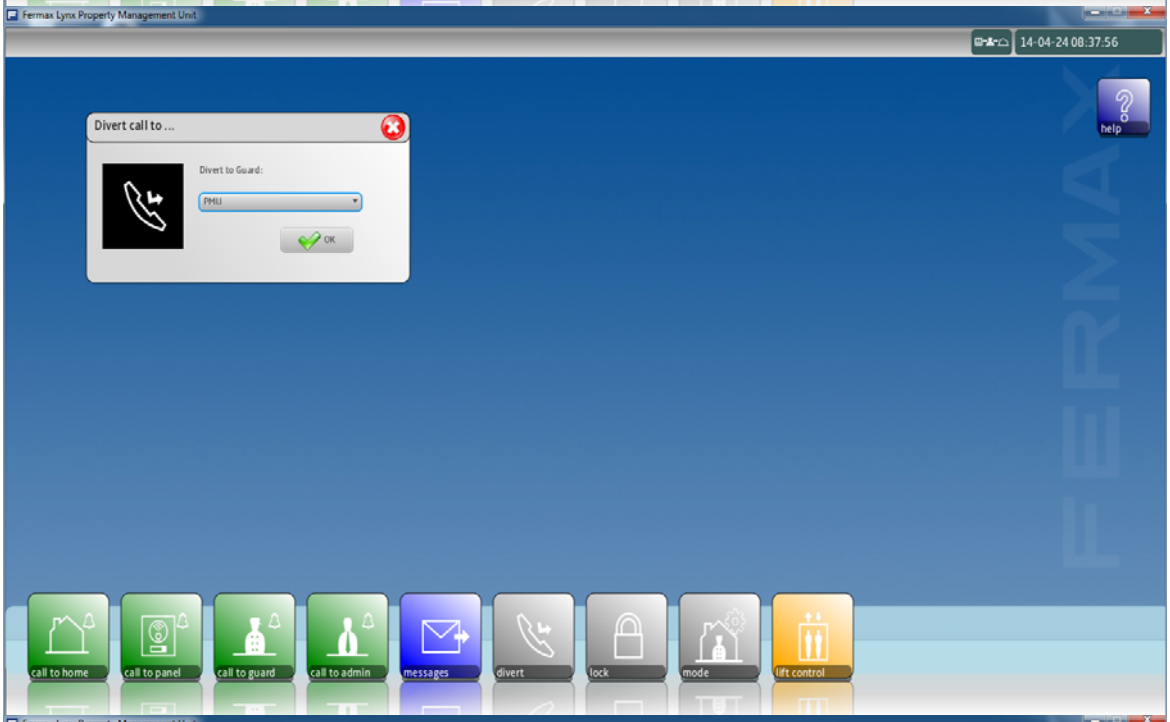
Upon clicking the divert calls icon, a window is opened where you can select the PMU to forward to. By pressing the arrow you can view the available PMUs. From the moment you select a PMU and press "accept" the forward is activated. All calls received from the original PMU are forwarded to the designated location.

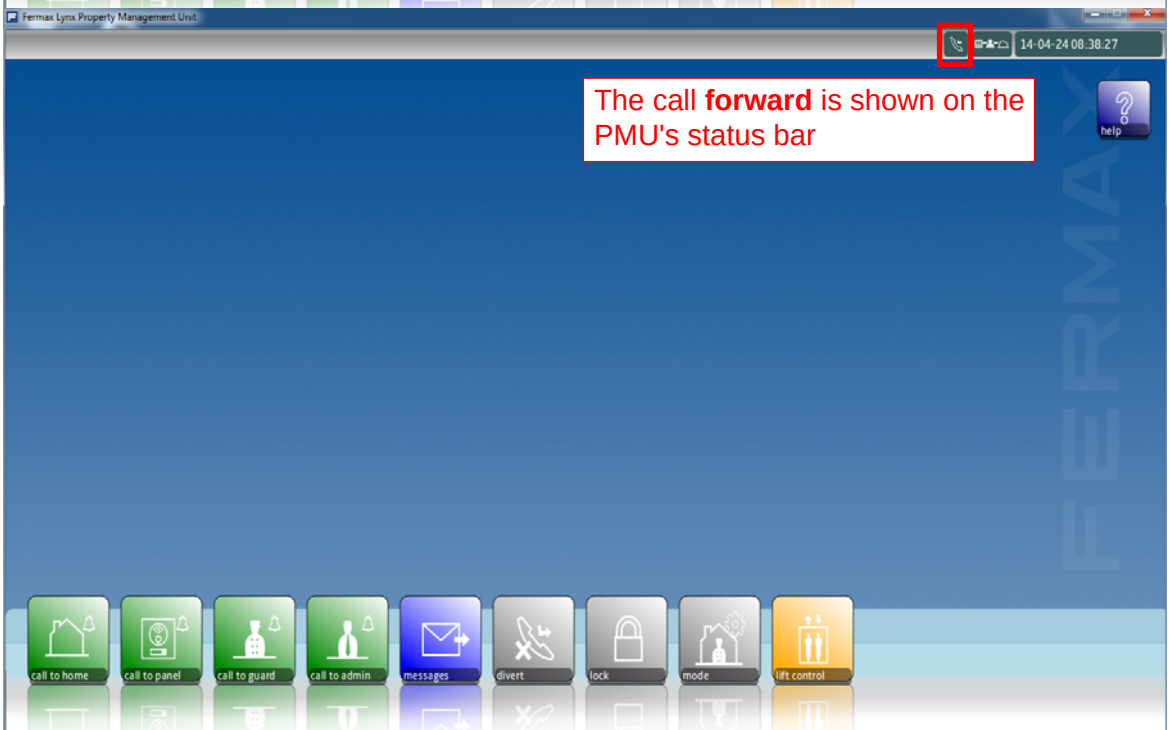
When the forward is activated, the status bar indicates it by changing the divert icon. When the Guard wants to deactivate a forward, just press the changed divert icon, which disables the forward.

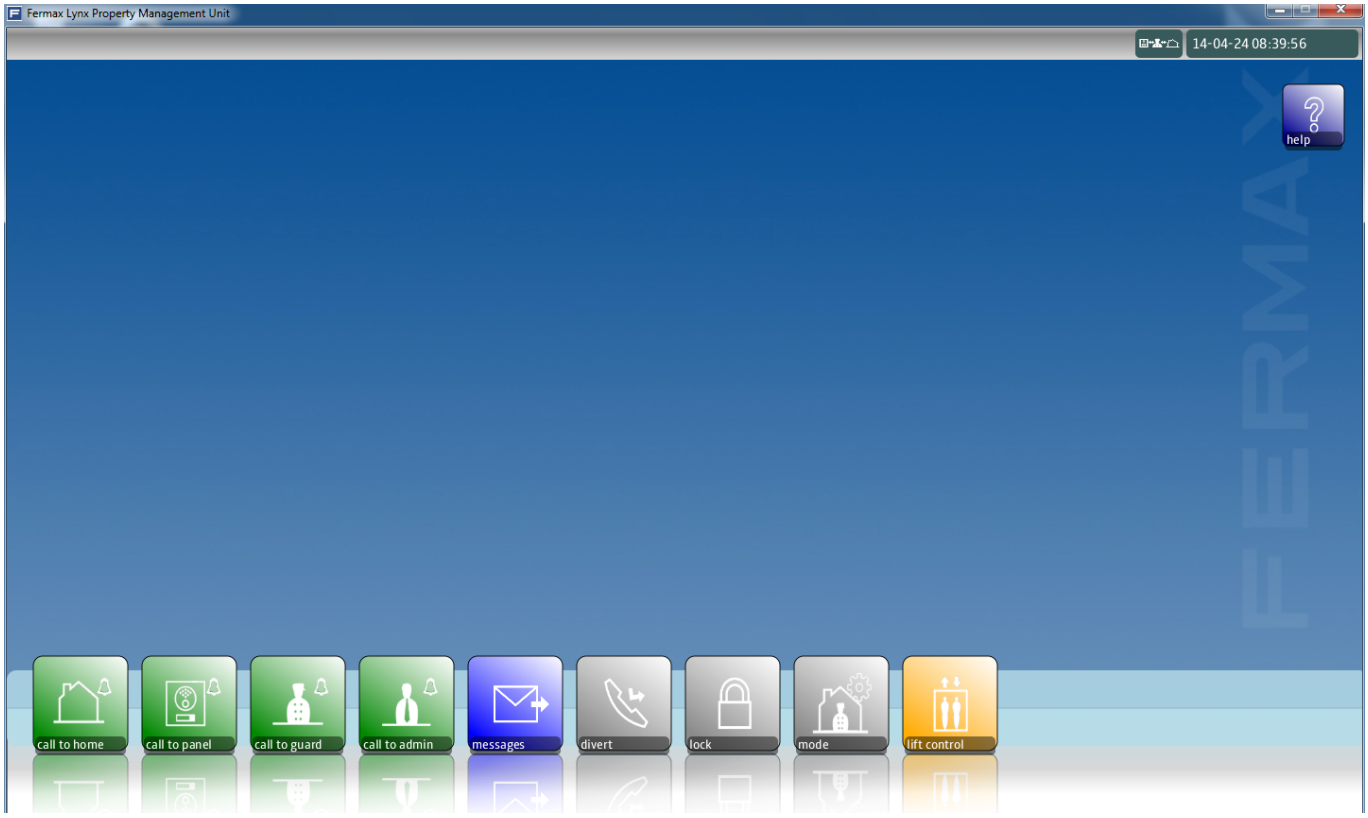
Note: *The blocked or forwarded PMUs are not displayed on the screen.*




Fermax Lynx Property Management Unit
14-04-24 08:37:27
help
Divert call to ...
Divert to Guard:
Divert to...
Divert to...
PMU
call to home
call to panel
call to guard
call to admin
messages
divert
lock
mode
lift control


Fermax Lynx Property Management Unit
14-04-24 08:37:56
help
Divert call to ...
Divert to Guard:
PMU
OK
call to home
call to panel
call to guard
call to admin
messages
divert
lock
mode
lift control


Fermax Lynx Property Management Unit
14-04-24 08:38:27
help
The call **forward** is shown on the PMU's status bar
call to home
call to panel
call to guard
call to admin
messages
divert
lock
mode
lift control

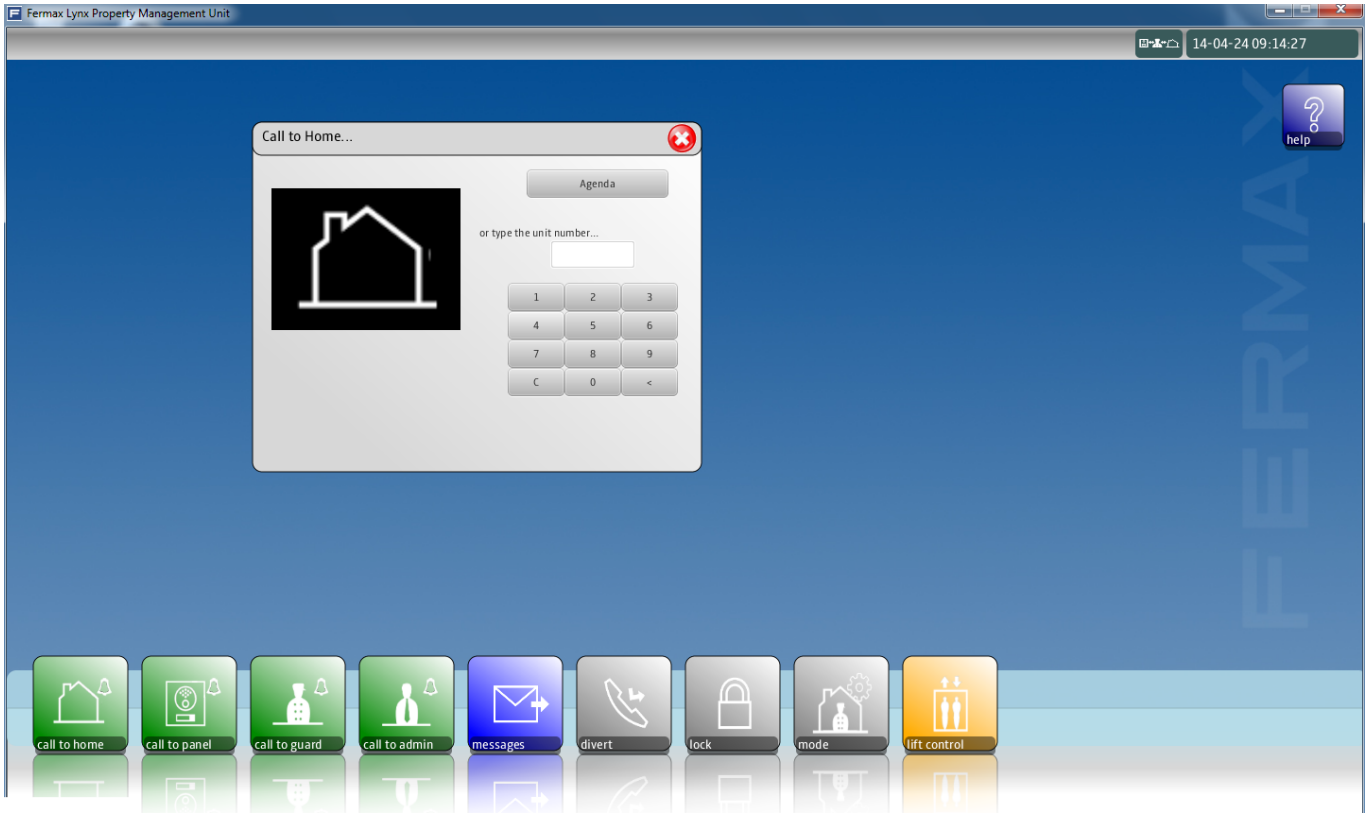


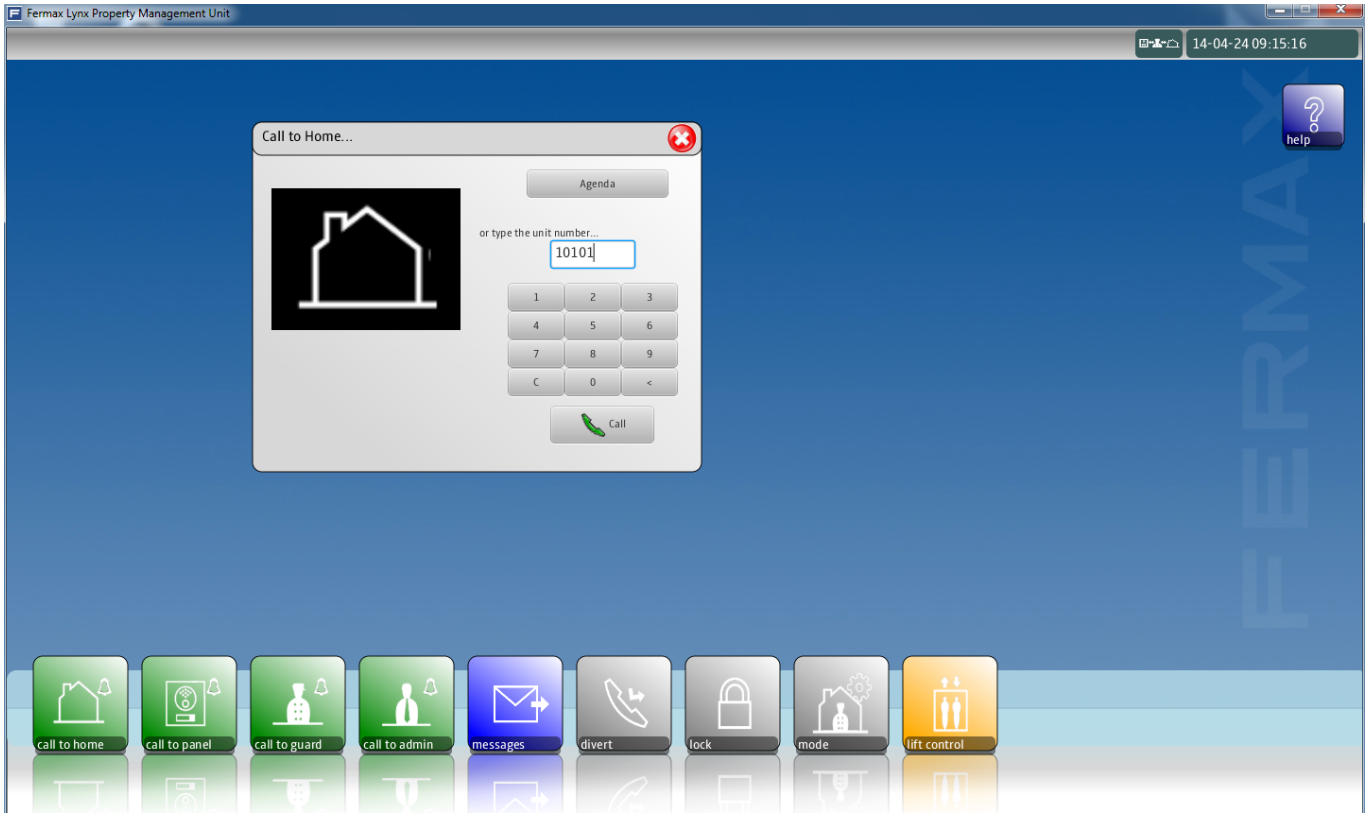
o 3.2.6 Calling homes

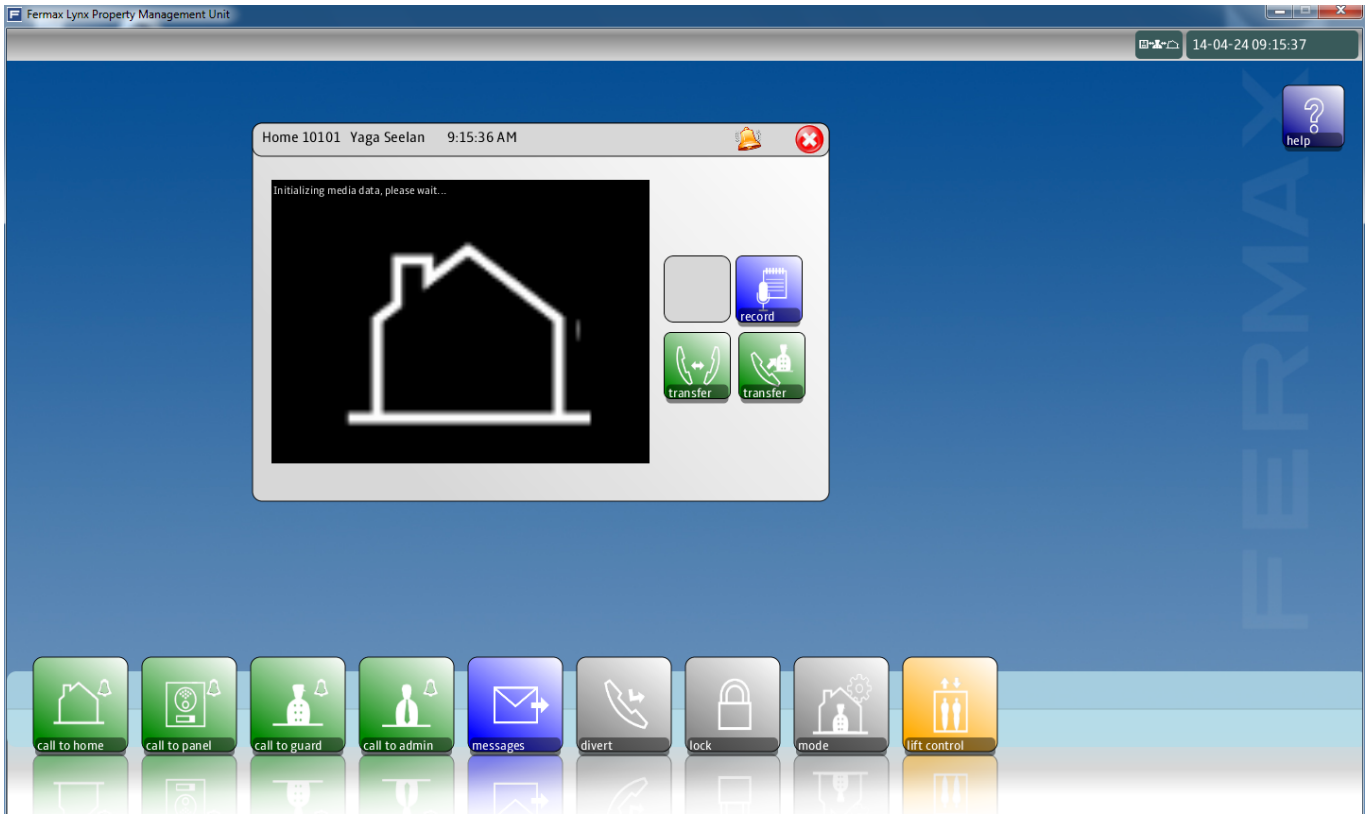
The PMU Guard may call a home by pressing the **call a home** icon. A window opens and the call can be made in 2 ways:
- a) Calling direct
- b) Call via an agenda

- a) Calling direct: The Guard enters the home's number. The house number must be entered in the following manner: 2 digits indicating **the block number** and the 4 digits indicating the **house number**, (the zeros to the left may be omitted).

For example:
• House 101 of Block 01: The digits to be entered are: 10101
• House 101 of Block 00: The digits to be entered are: 101







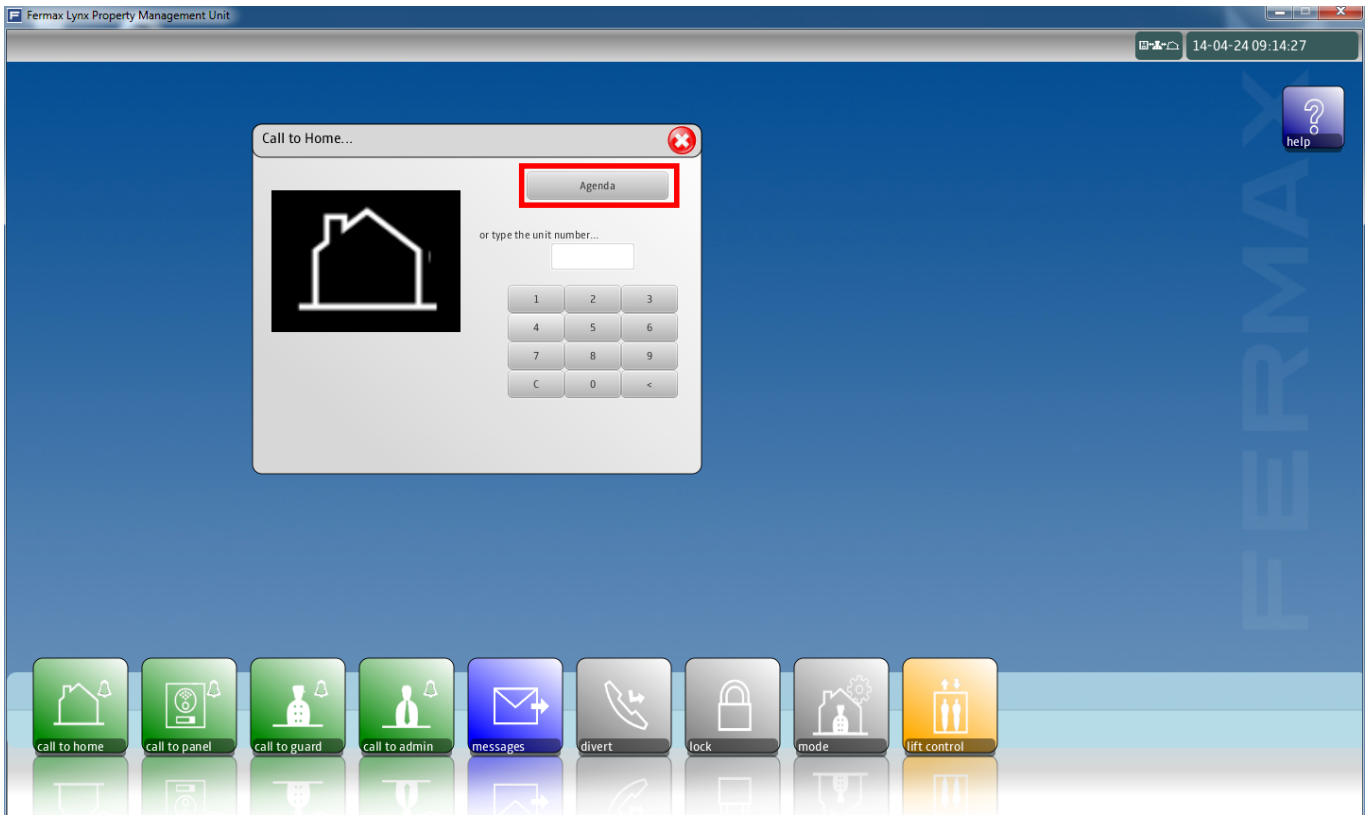
When the monitor **answers** the PMU Guard changes to show the different operating options that can be made.

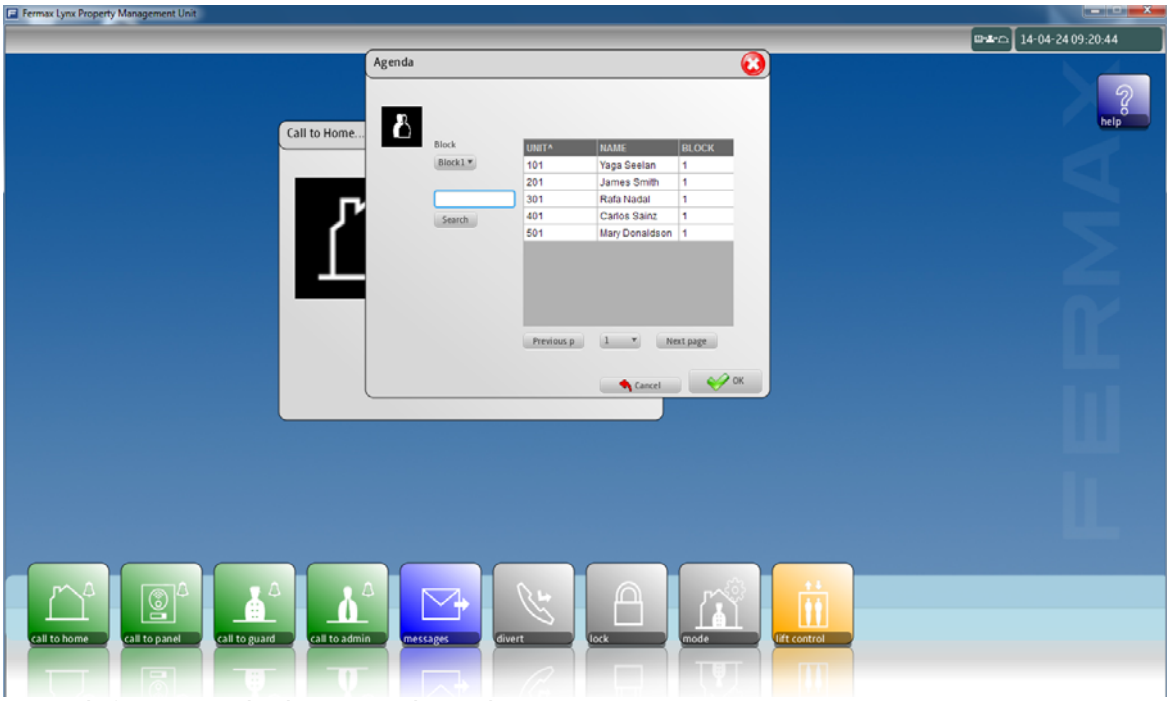
Answer a call (green answer phone). When this icon is activated it changes to the **End-of-conversation icon** (red hang-up telephone)

For more information see point **3.2.3.1 Receiving a call from a home.**

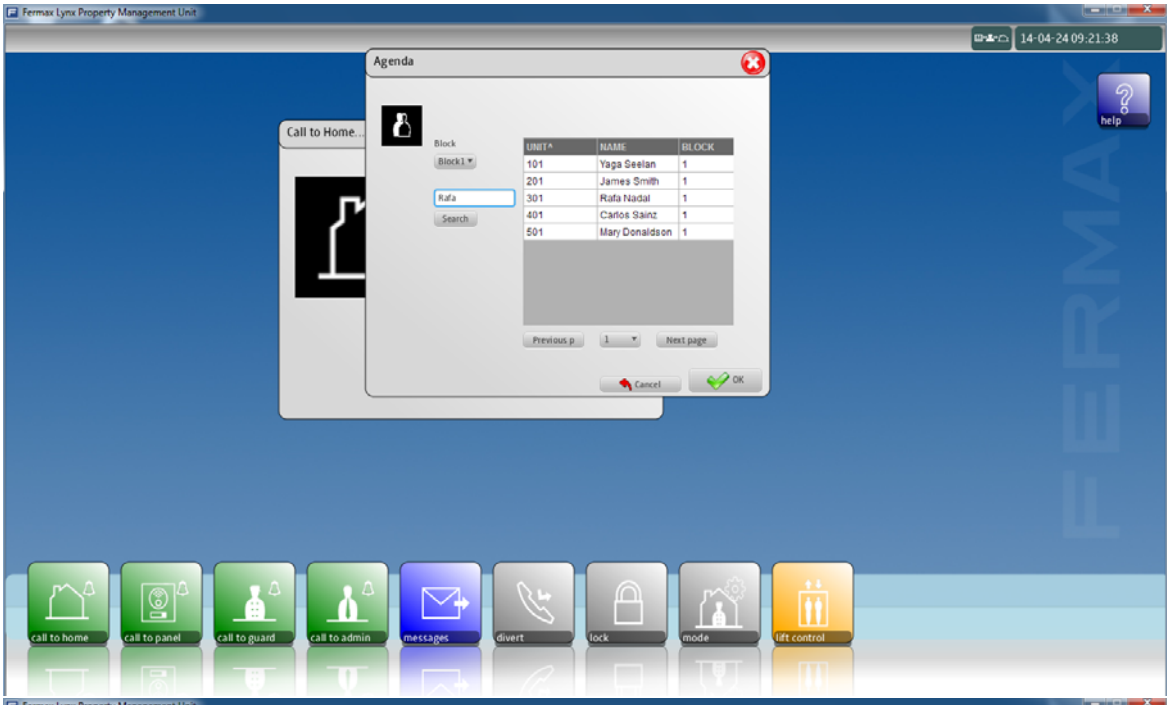
Note: *The **Audio recording** function is not available in this version.*

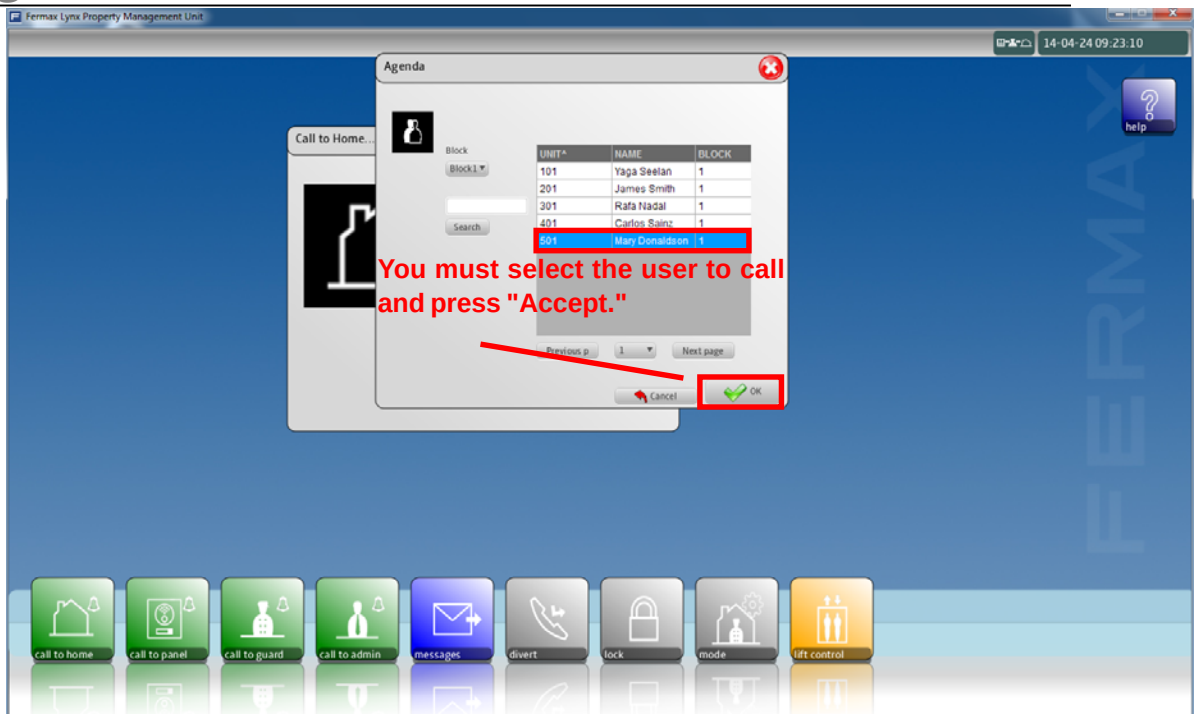
- b) Call via the agenda: You can access the installation's registered homes by pressing "Agenda".

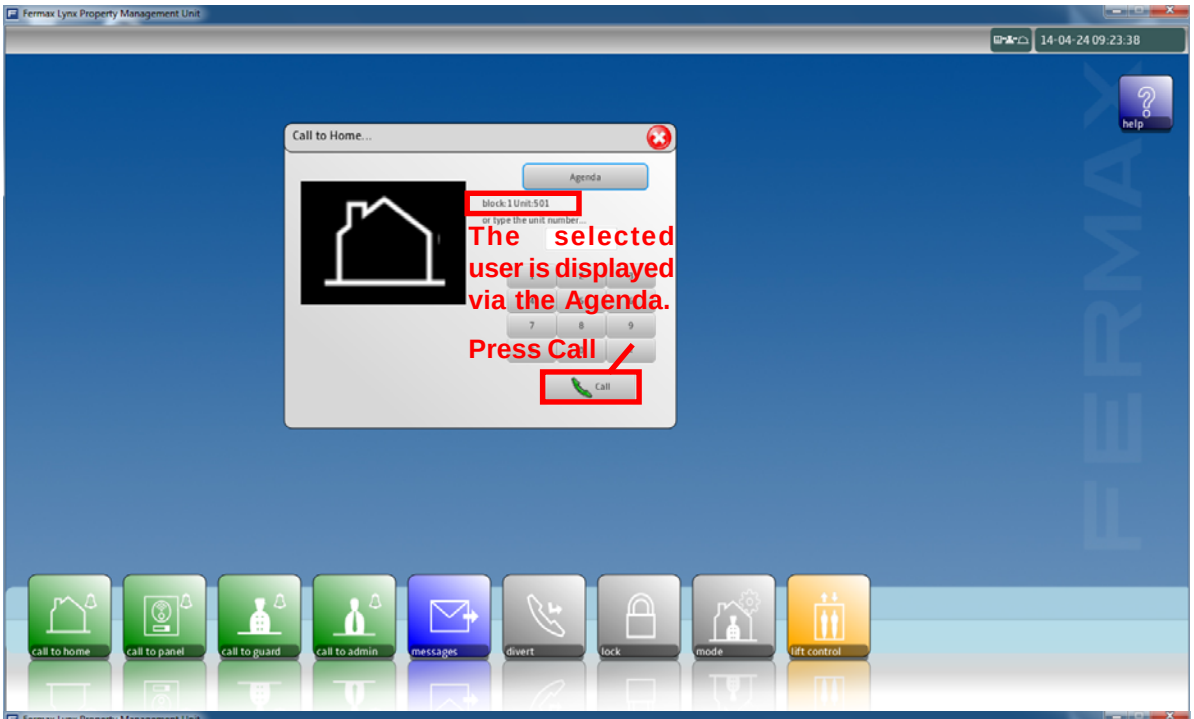


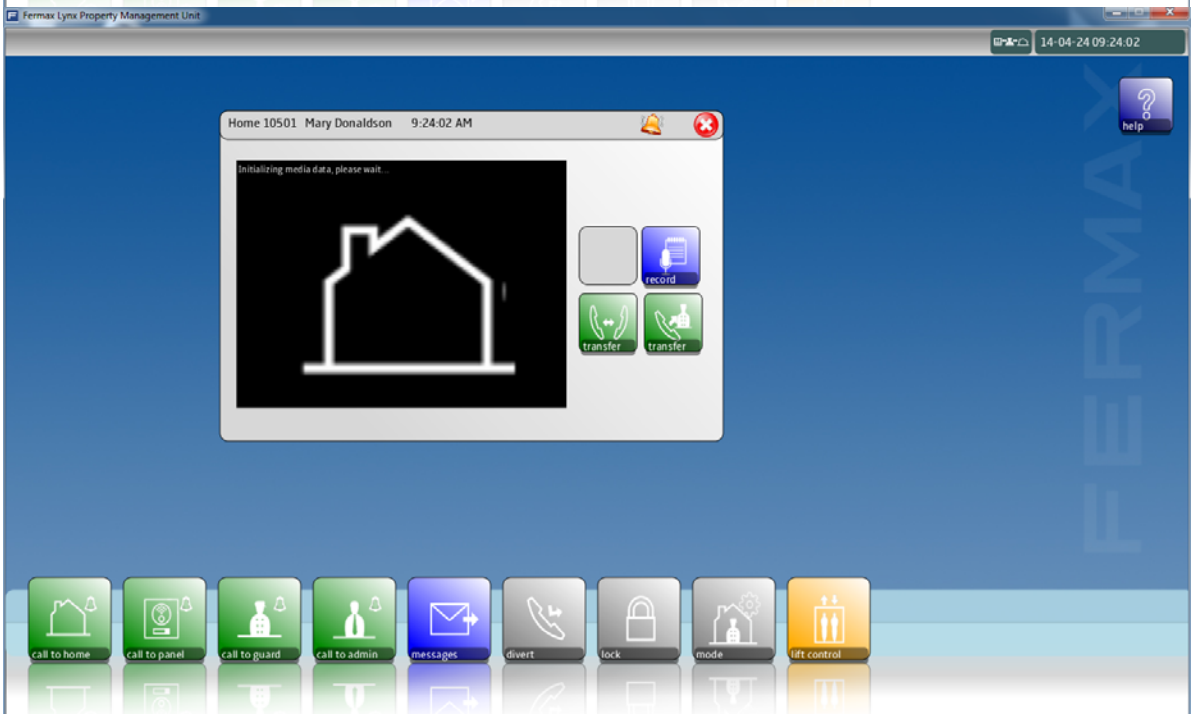


You can search for users via the "Search" option.




Fermax Lynx Property Management Unit
14-04-24 09:23:10
Agenda
Call to Home...
Block
Block 1
Search
UNIT
NAME
BLOCK
101 Yaga Seelan 1
201 James Smith 1
301 Rafa Nadal 1
401 Carlos Sainz 1
501 Mary Donaldson 1
You must select the user to call and press "Accept."
Previous p
1
Next page
Cancel
OK
help
call to home
call to panel
call to guard
call to admin
messages
divert
lock
mode
lift control


Fermax Lynx Property Management Unit
14-04-24 09:23:38
Call to Home...
Agenda
block:1 Unit:501
or type the unit number...
The selected user is displayed via the Agenda.
Press Call
Call
help
call to home
call to panel
call to guard
call to admin
messages
divert
lock
mode
lift control


Fermax Lynx Property Management Unit
14-04-24 09:24:02
Home 10501 Mary Donaldson 9:24:02 AM
Initializing media data, please wait...
record
transfer
transfer
help
call to home
call to panel
call to guard
call to admin
messages
divert
lock
mode
lift control

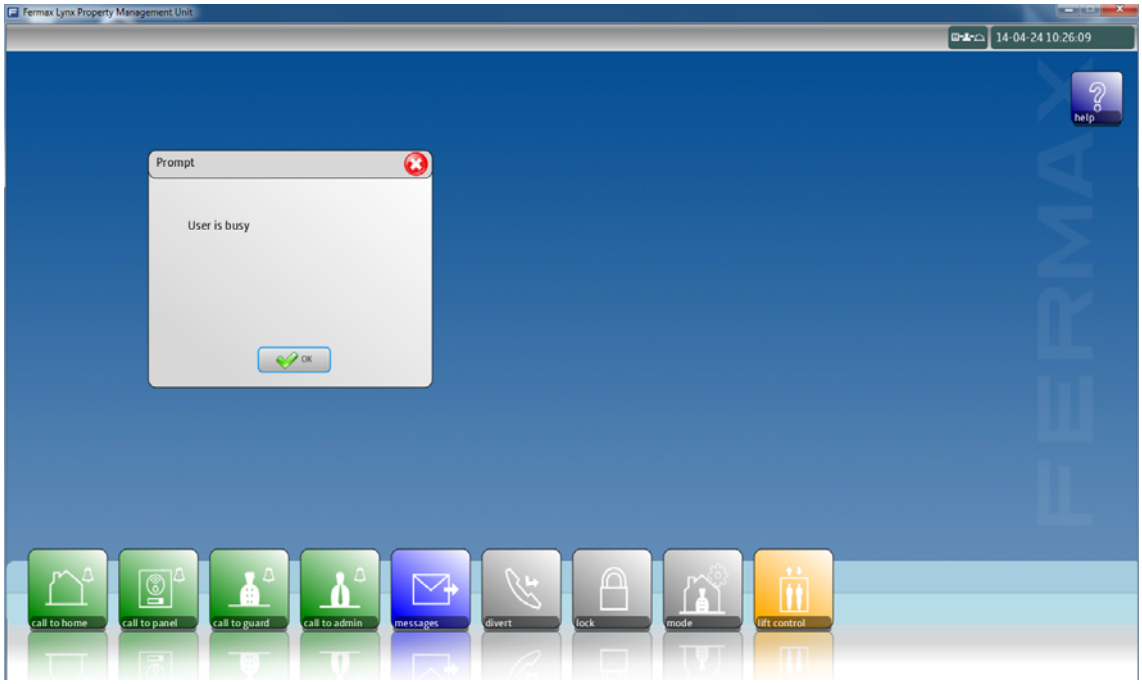
When the monitor **answers** the PMU Guard changes to show the different operating options that can be made.

Answer a call (green answer phone)**.** When this icon is activated it changes to the **End-of-conversation icon** (red hang-up telephone).

For more information see point **3.2.3.1 Receiving a call from a home.**

Note: *The* ***Audio recording*** *function is not available in this version.*

In both cases: **Call direct and Call via the agenda** if the monitor **does not respond,** on the PMU a message is displayed indicating that the user is busy.

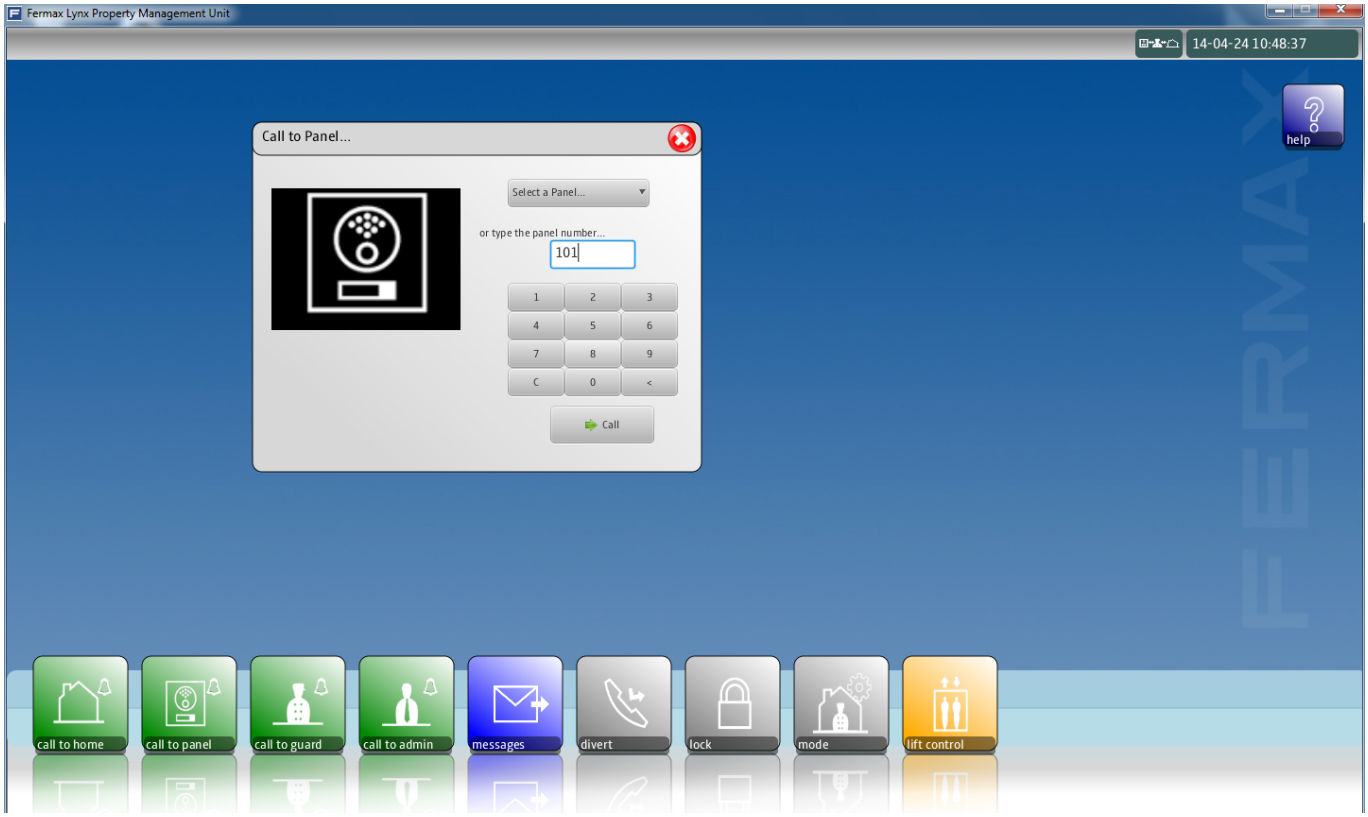


o 3.2.7 Connect with the panel

The PMU Guard may call any panel in the installation by pressing the **call a panel** icon. A window opens and the call can be made in 2 ways:
- a) Calling direct
- b) Call via the Panel list option

- a) Calling direct: The Guard enters the panel's number. The panel number must be entered in the following manner: 3 digits indicating **the block number** and the 2 digits indicating the **panel number**, (the zeros to the left may be omitted). If the panel is a **General Entrance** the 3 digits to be entered are 100

For example:
• Panel 01 of Block 001: The digits to be entered are: 101
• Panel 01 of Block 000: The digits to be entered are: 1
• Panel 01 of the General Entrance: The digits to be entered are: 10001

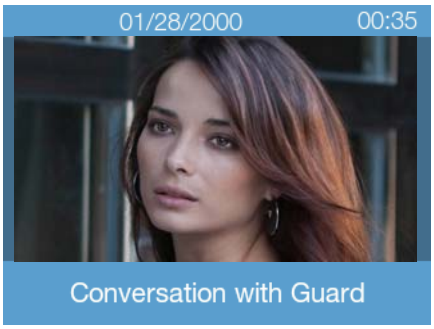


The screen is opened indicating that it is searching for the panel.

Once the panel is found, it shows the image of the camera on said panel. Now the Guard may press "Connect" to communicate with the panel.

Upon pressing "Connect," it opens the audio and video channel in both directions between the panel and guard unit. The reception audio volume can be adjusted.

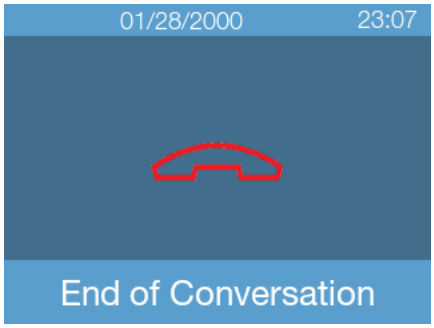
For more information see point **3.2.3.2 Receiving a call from a panel.**



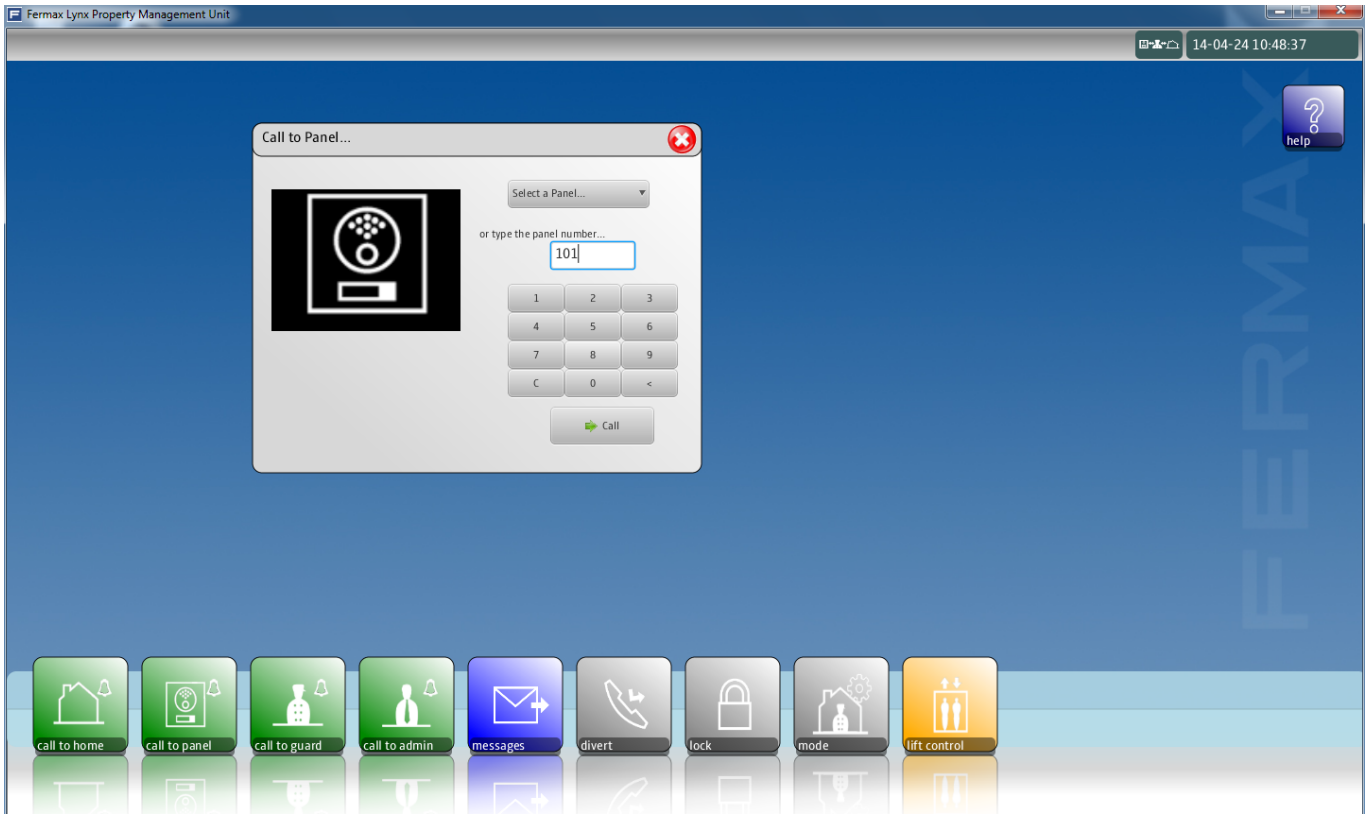
Upon connecting the Guard and the panel, the latter displays this message: Conversation with the guard.

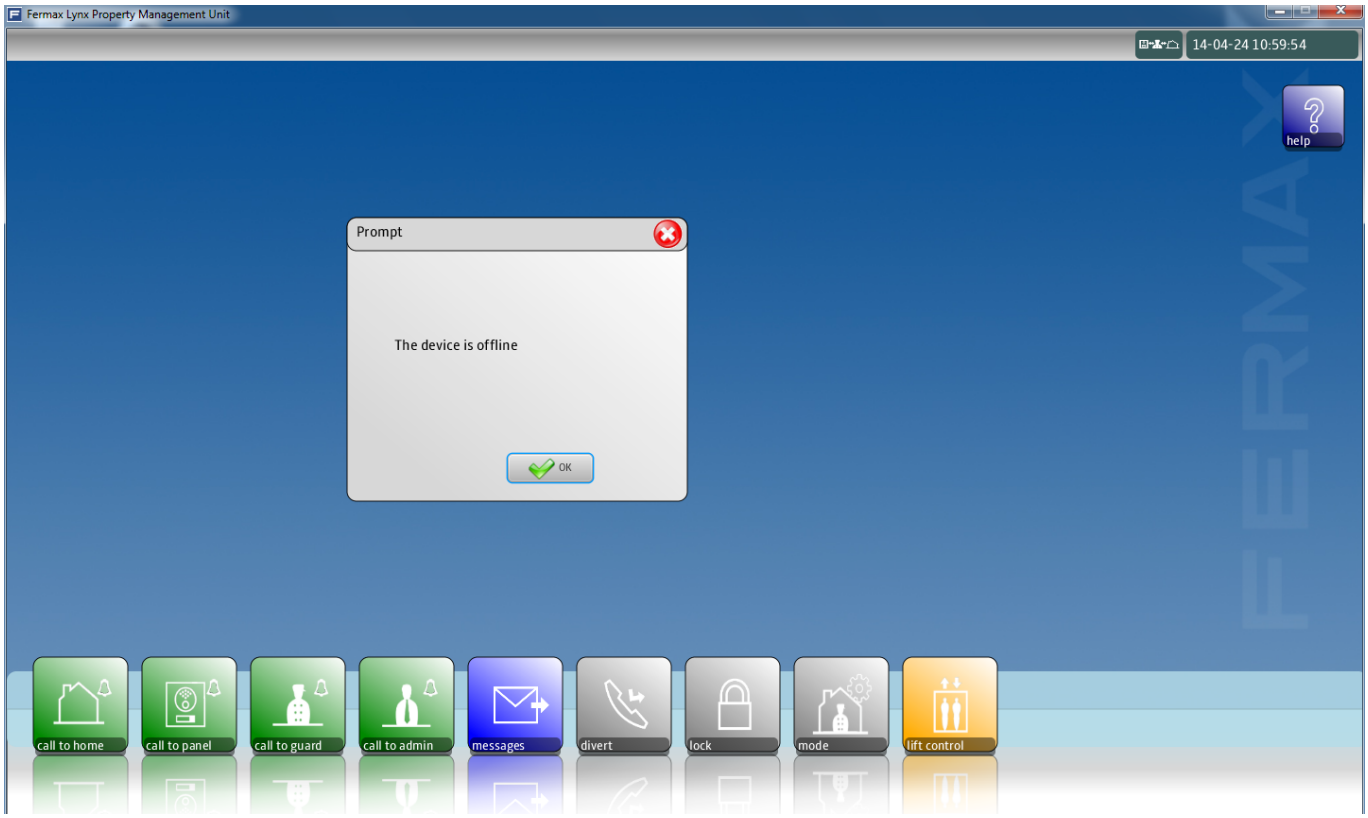
1. End of conversation

For the Guard, to end the conversation press the **end of conversation** icon, if not the conversation will be disconnected after 90 seconds. The panel displays that the conversation has finished.



If a panel is entered that is not in the installation or with incorrect data, a message is displayed "no device found."





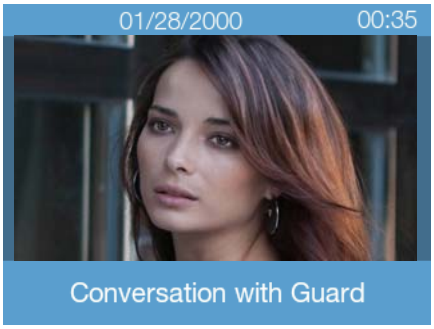
- **b) Call via a panel list:** A list of all the detected panels is opened, with the panel number and tag, by pressing "Choose a panel...".

The screen is opened indicating that it is searching for the panel.

Once the panel is found, it shows the image of the camera on said panel. Now the Guard may press "Connect" to communicate with the panel.

Upon pressing "Connect," it opens the audio channel in both directions between the panel and guard unit. The reception audio volume can be adjusted.

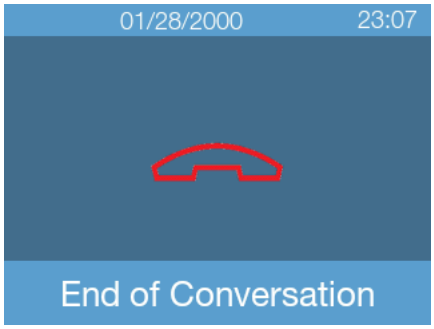
For more information see point **3.2.3.2 Receiving a call from a panel.**



Upon connecting the Guard and the panel, the latter displays this message: Conversation with the guard.

1. End of conversation

For the Guard, to end the conversation pressehe **end of conversation** icon, if not the conversation will be disconnected after 90 seconds. The panel displays that the conversation has finished.



o 3.2.8 Calling another PMU guard unit

The PMU Guard, PMU Alarms, PMU Installer or PMU Administrator may call another PMU Guard within the installation by pressing the **call a guard** icon. A window opens and the call can be made in 2 ways:

- a) Calling direct
- b) Call via the PMUs list option

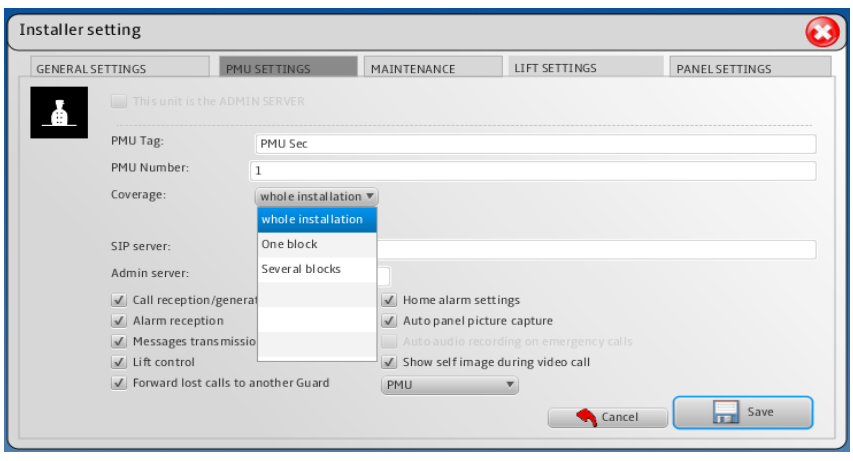
- a) Calling direct: The Guard enters the PMU's number. The PMU's number must be entered in the following manner: 3 digits indicate **the block number** and the 2 digits indicate the **PMU number**, (the zeros to the left may be omitted). If the PMU is a **General Entrance** the 3 digits to be entered are 100

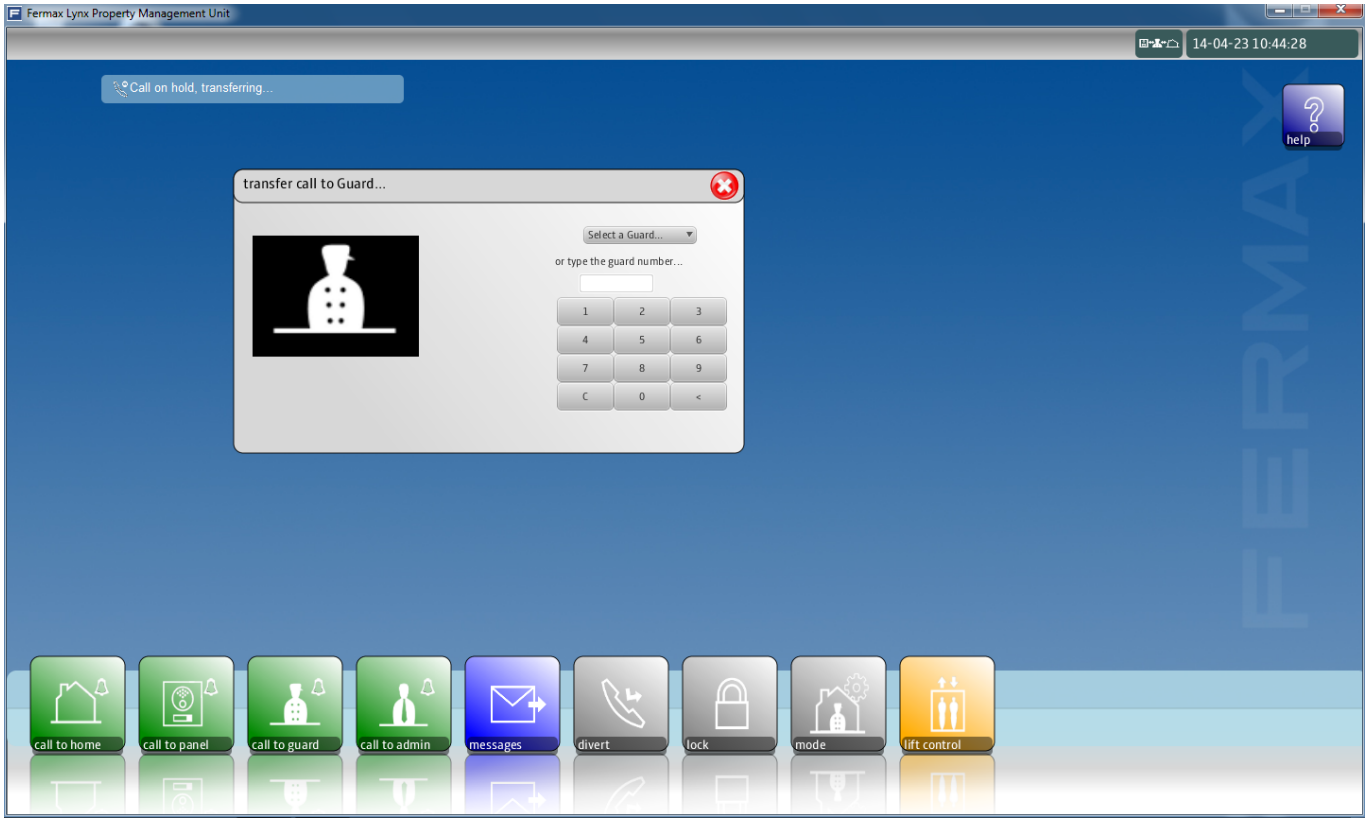
For example:

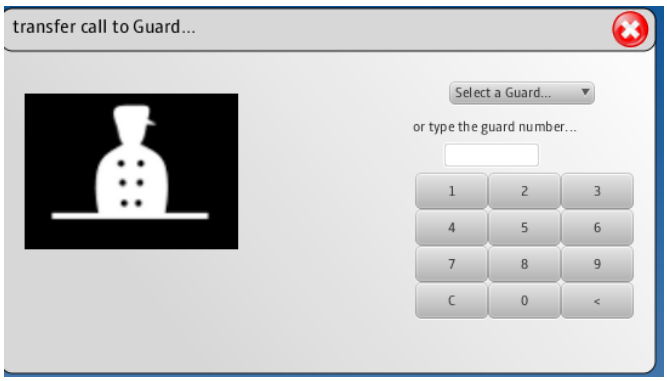
- PMU 01 of Block 001: The digits to be entered are: 101
- PMU 01 of Block 00: The digits to be entered are: 1
- PMU 01 of the General Entrance: The digits to be entered are: 10001

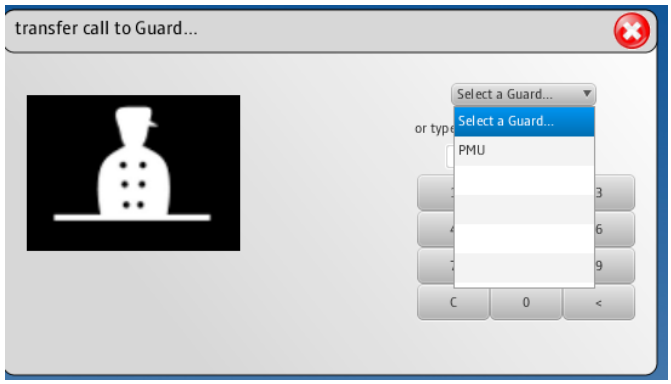
- b) Call via the PMU list: A list of all the available PMUs is opened, with the PMU number and tag, by pressing "Choose a guard...".

Note: In the PMU installation the General Entrance is defined as One or Several Blocks. For more details on this go to **4.2 PMU SETTINGS.**









Enter the **PMU number** or search for the list in the **Select a guard option**

*For more information see point **3.2.3.3 Receiving a call from another PMU.***

o 3.2.9 Call a PMU Administrator

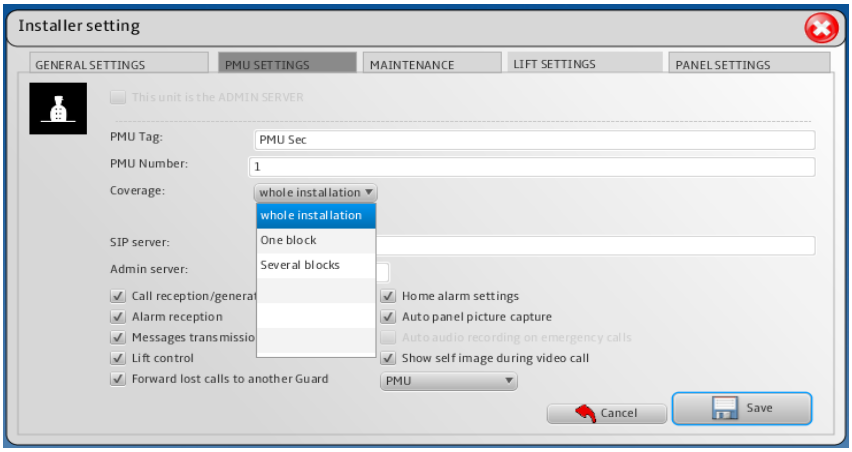
Upon pressing the **call administrator** button, a screen appears to enter the PMU number or access the installation's PMU agenda. A window opens and the call can be made in 2 ways:
- a) Calling direct
- b) Call via the PMUs list option

- a) Calling direct: The guard enters the PMU's Administrator number. The PMU's number must be entered in the following manner: 3 digits indicating **the block number** and the 2 digits indicating the **PMU number**, (the zeros to the left may be omitted). If the PMU is a **General Entrance** the 3 digits to be entered are 100

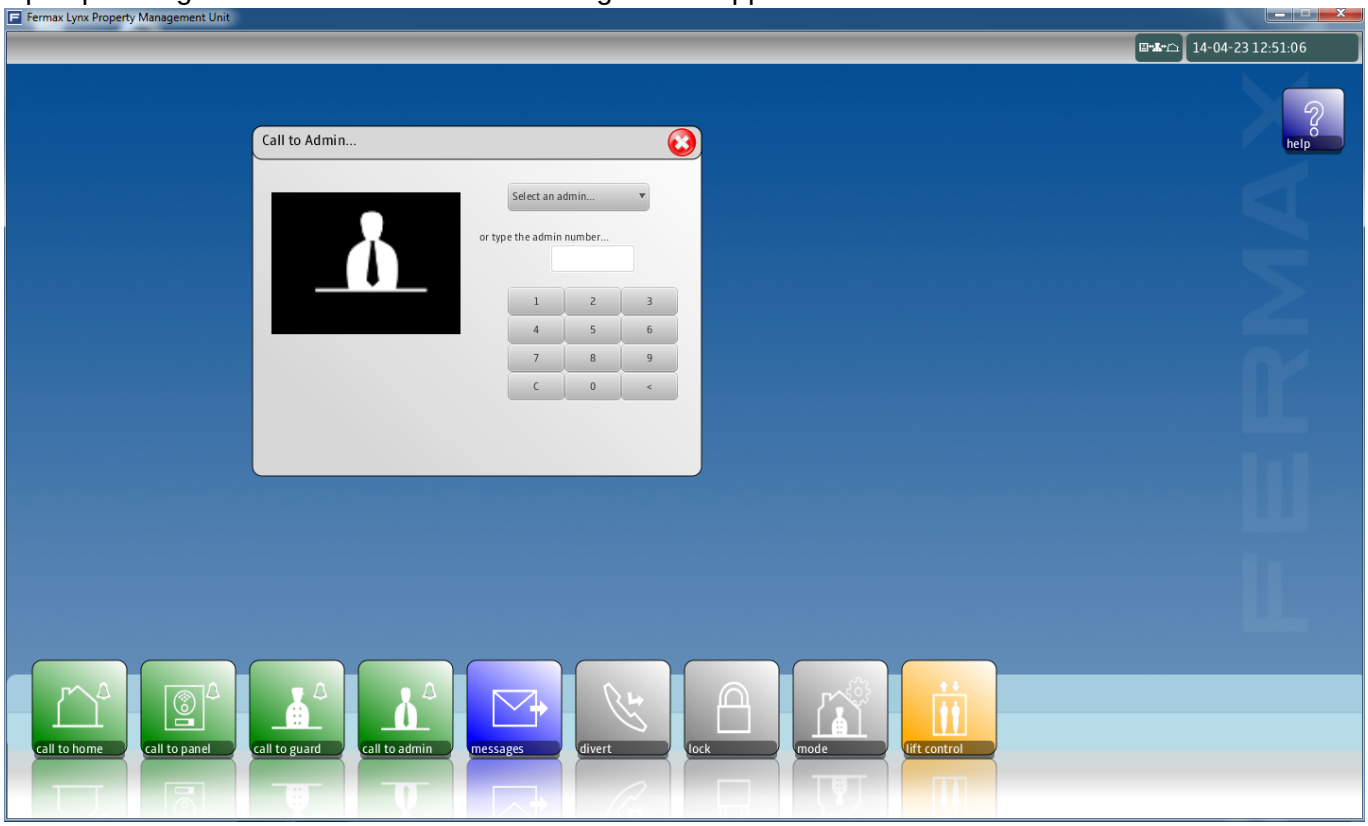
For example:
- PMU 01 of Block 001: The digits to be entered are: 101
- PMU 01 of Block 00: The digits to be entered are: 1
- PMU 01 of the General Entrance: The digits to be entered are: 10001

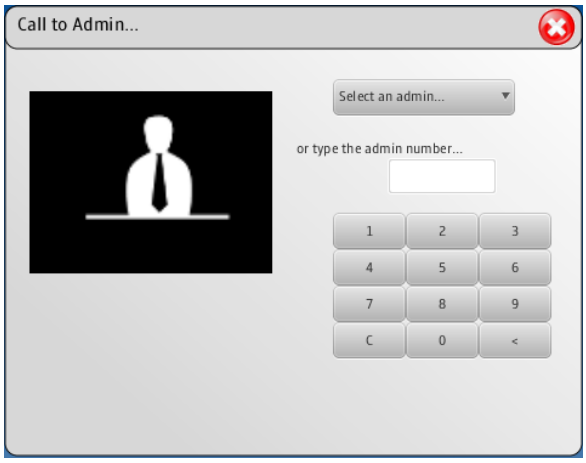
- b) Call via a PMU list: A list of all the available PMUs is opened, with the PMU number and tag, by pressing "Choose a guard...".

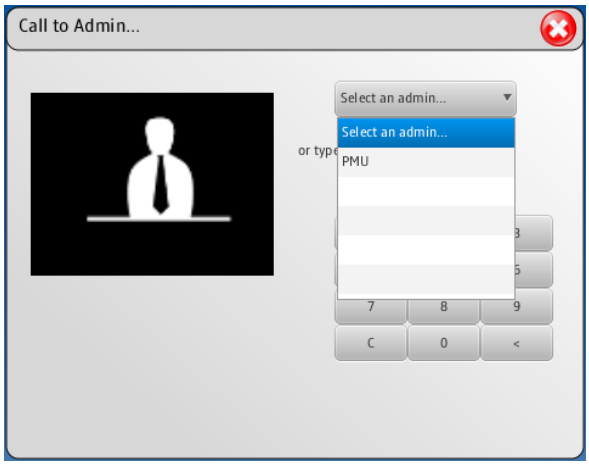
Note: In the PMU installation the General Entrance is defined as One or Several Blocks. For more details on this go to **4.2 PMU SETTINGS.**



Upon pressing **call administrator** the following screen appears:







Enter the **PMU number** or search for the list in the **Select an administrator**

*For more information see point **3.2.3.3 Receiving a call from another PMU.***

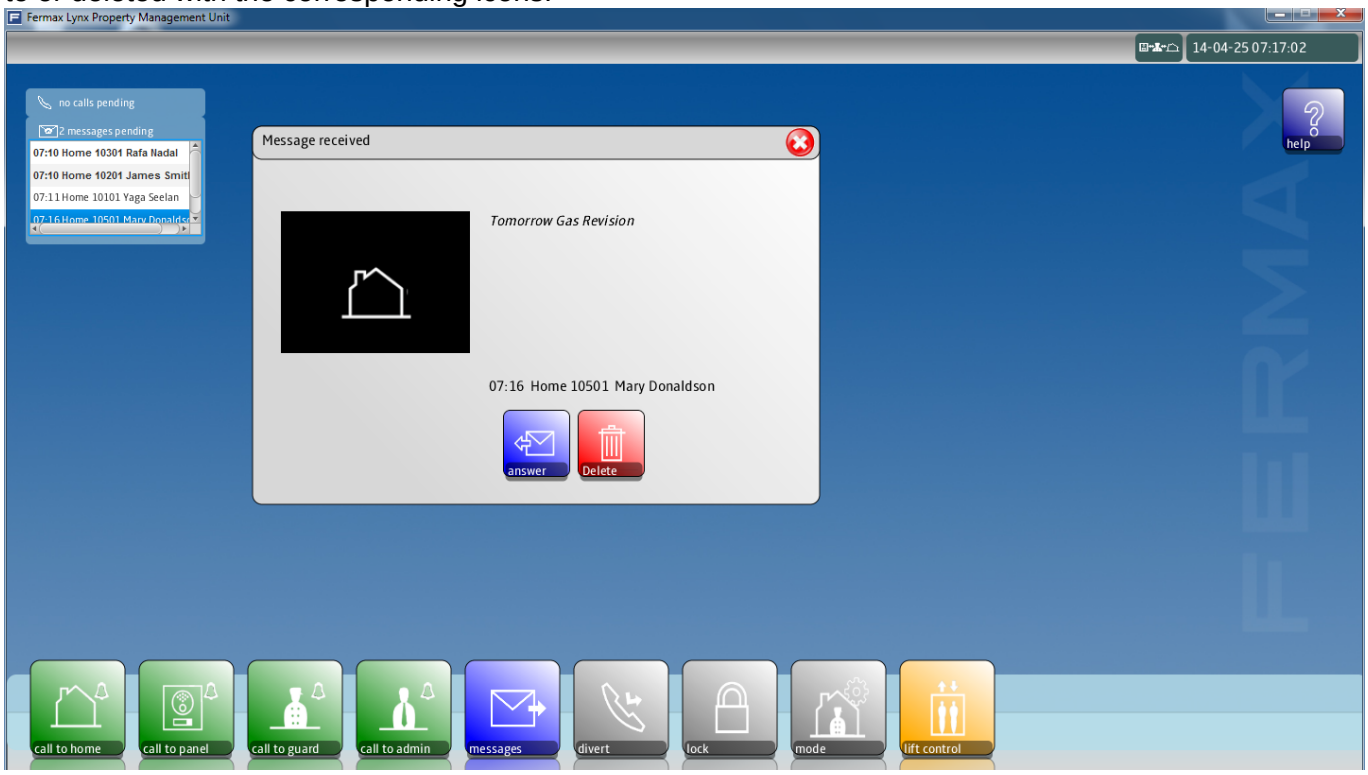
Note: For calls between PMU the audio is full-duplex. We recommend the use of headphones or telephone to avoid an echo.

o 3.2.10 Messages: Send / Receive message

Upon pressing **messages**the following screen appears to send messages: The PMU may send and receive text messages to the homes, mobile phones (optional) and other PMU. Upon receiving a message, a window is opened displaying the message and indicating its origin, date and time of reception.

If there are stored messages, they are listed in the **Pending messages log.**

A message is selected from the **Pending messages log,** the message is viewed and this can be responded to or deleted with the corresponding icons.



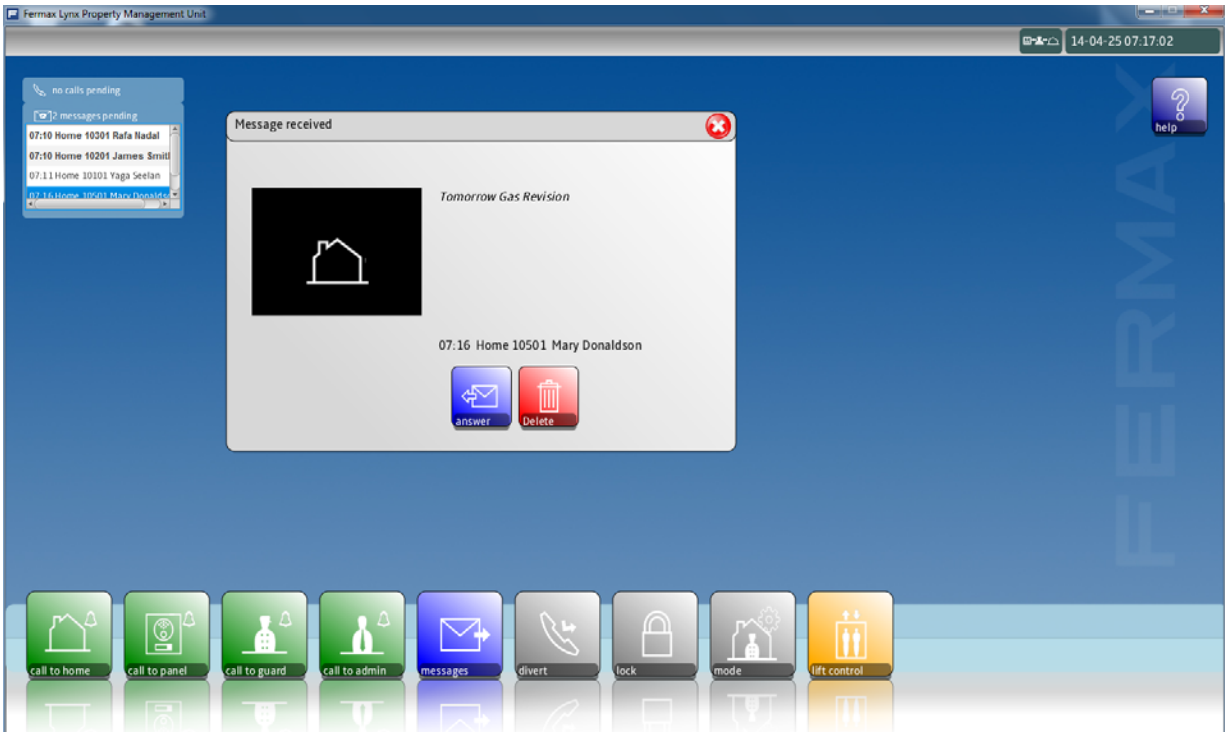
3.2.10.1 House Message

Upon pressing **home**, the following screen appears to send messages to homes. The PMU may send and receive text messages to the homes.

- a) Send message to the home

The following screen appears to send messages to homes. You may send a message several ways:

- a1) Option: UNITS:
  - a1.1) Directly entering the home number
  - a1.2) Via the Agenda
- a2) Option: BLOCKS.
- a3) Option: ALL.

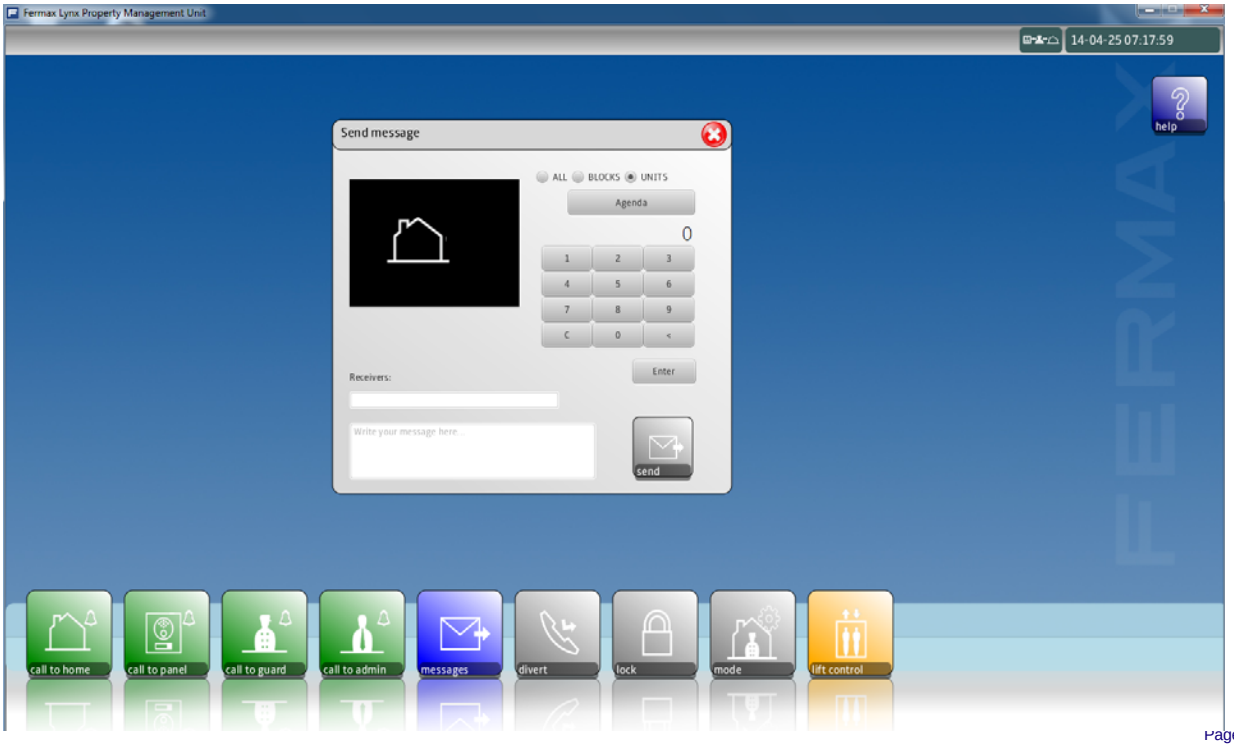


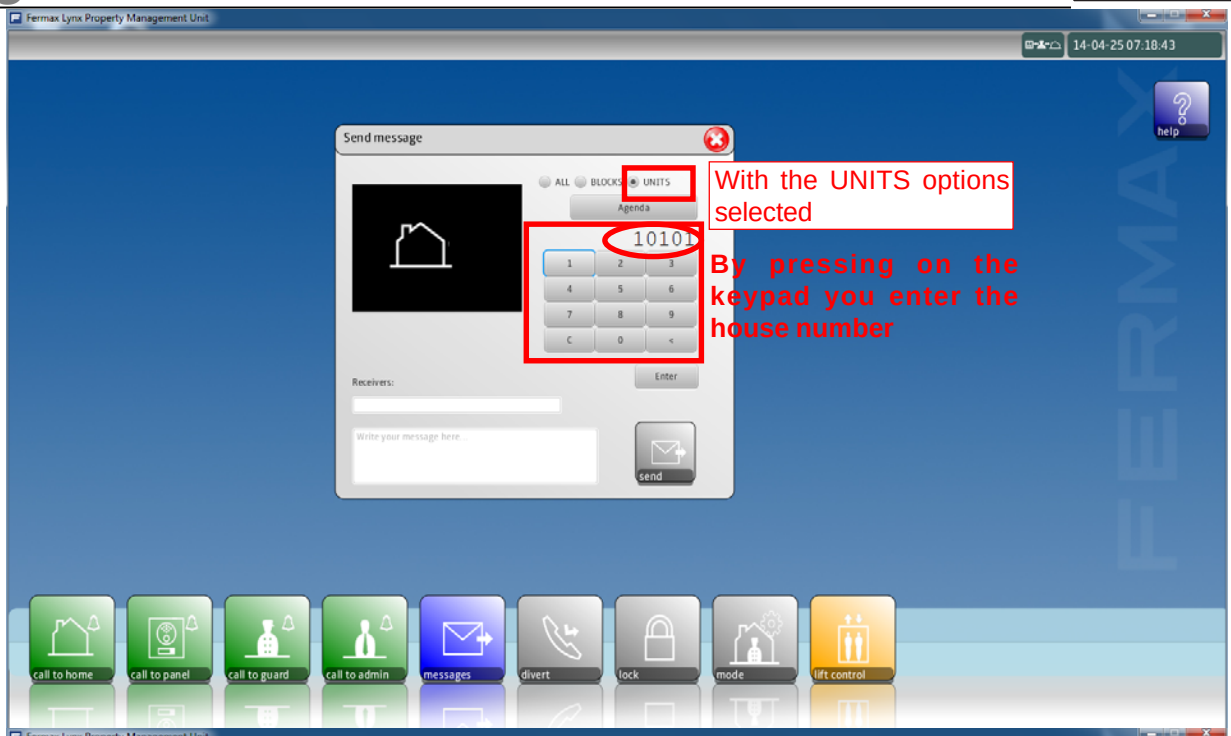
a1) Option: UNITS

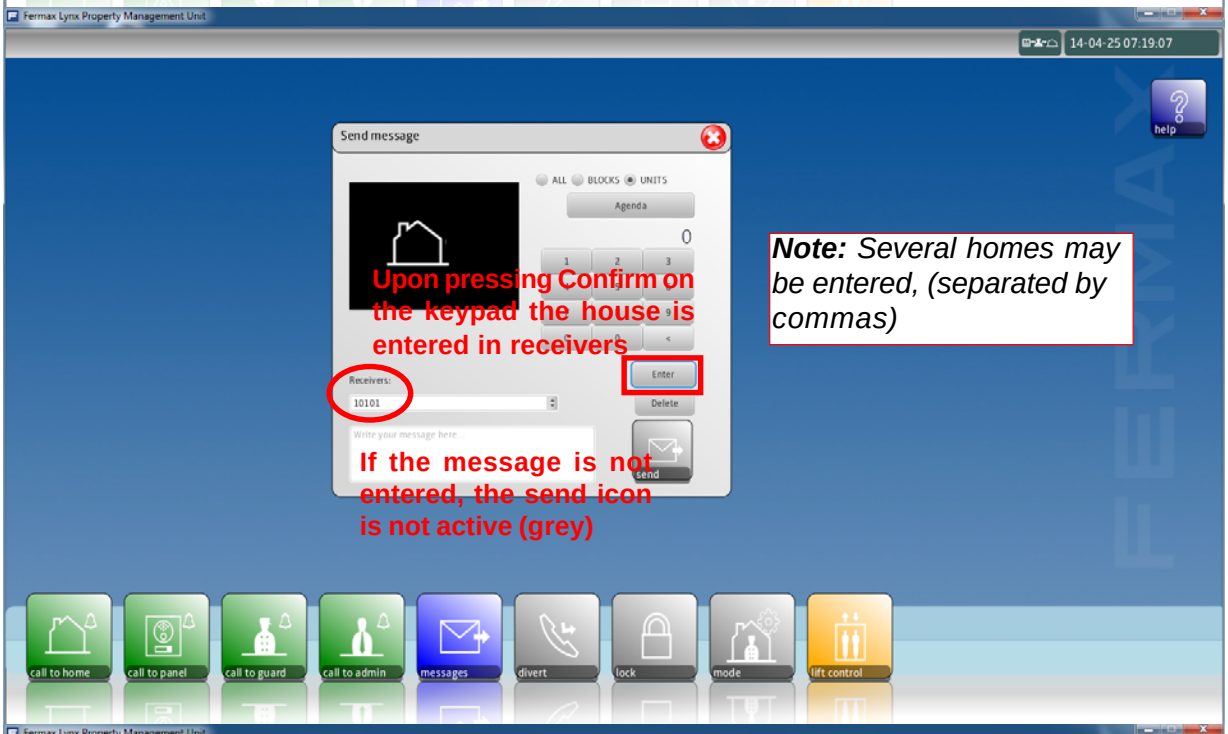
a1.1) Directly entering the home number The Guard enters the home's number. The house number must be entered in the following manner: 2 digits indicating **the block number** and the 4 digits indicating the **house number**, (the zeros to the left may be omitted). Several homes may be entered.

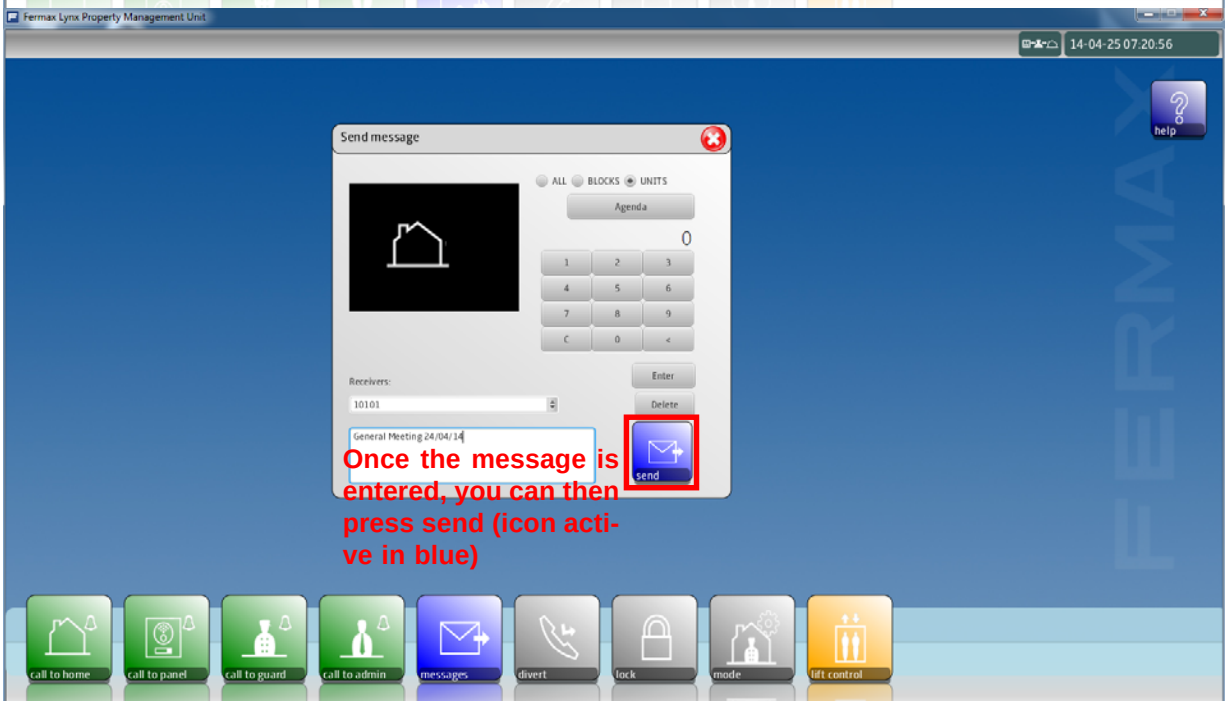
For example:

- House 101 of Block 01: The digits to be entered are: 10101
- House 101 of Block 00: The digits to be entered are: 101




Fermax Lynx Property Management Unit
14-04-25 07:18:43
help
Send message
ALL BLOCKS UNITS
Agenda
10101
Receivers:
Enter
Write your message here...
send
With the UNITS options selected
By pressing on the keypad you enter the house number
call to home
call to panel
call to guard
call to admin
messages
divert
lock
mode
lift control

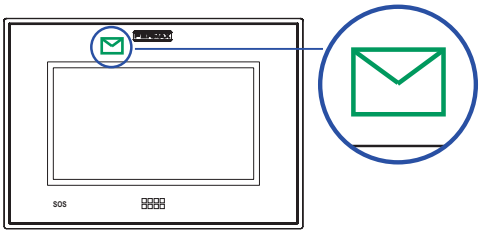

Fermax Lynx Property Management Unit
14-04-25 07:19:07
help
Send message
ALL BLOCKS UNITS
Agenda
0
Receivers:
10101
Enter
Delete
Write your message here...
send
Upon pressing Confirm on the keypad the house is entered in receivers
If the message is not entered, the send icon is not active (grey)
Note: Several homes may be entered, (separated by commas)
call to home
call to panel
call to guard
call to admin
messages
divert
lock
mode
lift control

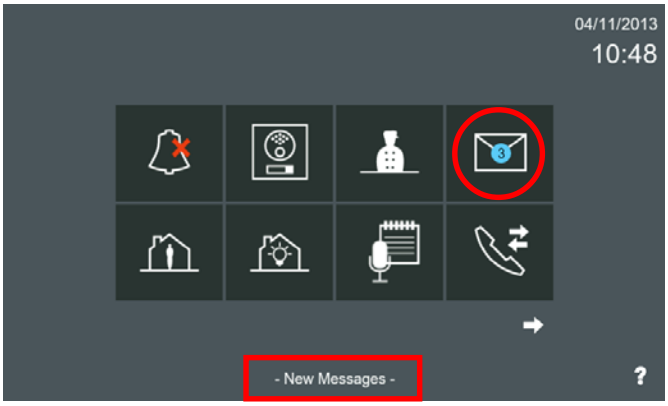

Fermax Lynx Property Management Unit
14-04-25 07:20:56
help
Send message
ALL BLOCKS UNITS
Agenda
0
Receivers:
10101
Enter
Delete
General Meeting 24/04/14
send
Once the message is entered, you can then press send (icon active in blue)
call to home
call to panel
call to guard
call to admin
messages
divert
lock
mode
lift control

The monitor may receive text messages from the PMU (Guards). When a new message is received on the monitor, the user is informed three different ways:

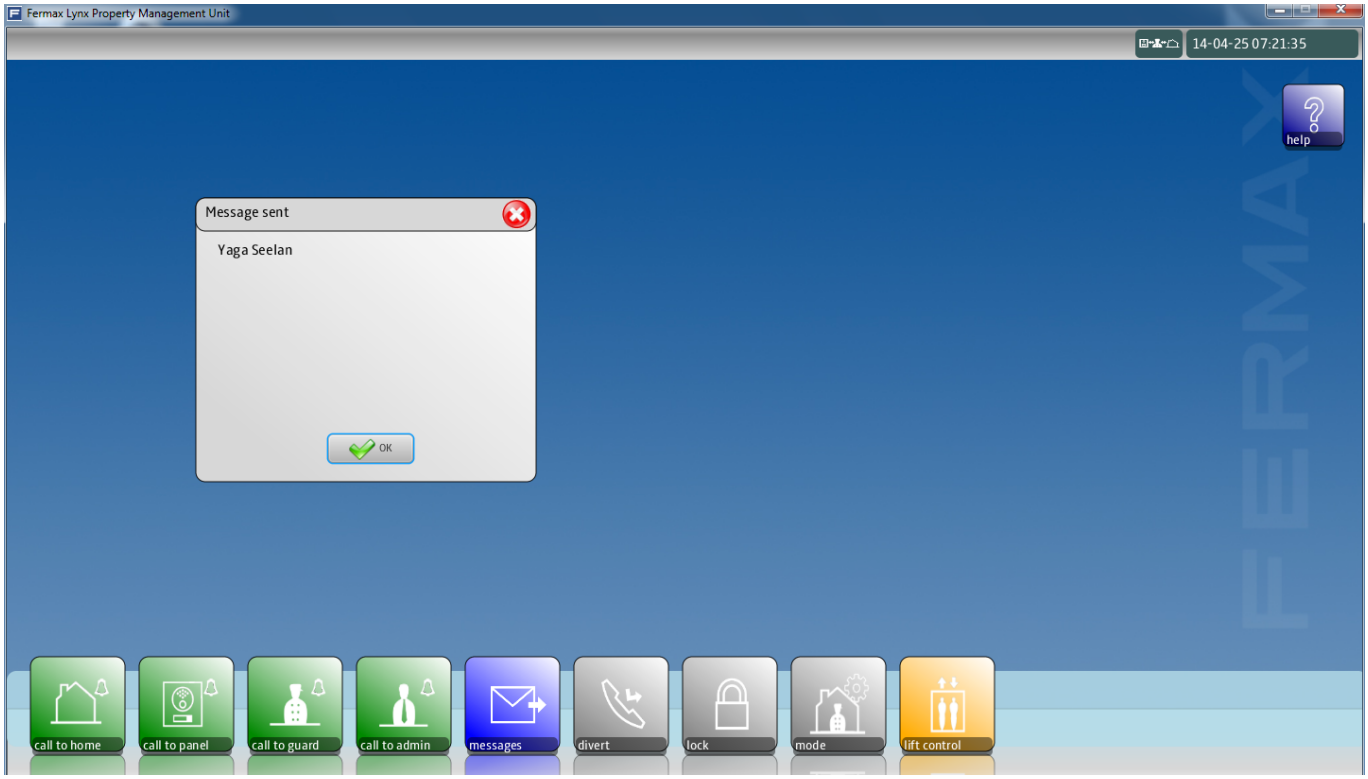
1. The message LED is lit and a message tone sounds.
2. The message icon changes to show you have received a new message, showing a blue circle with the number of new messages.
3. The status bar also tells the user that there are new messages.

The user has access to the message menu via the **receive messages** icon with the option to read and delete them. **Once the user has entered the message menu, the blue circle turns white**. If the user has read all of the messages, the blue and white circle disappear and the **receive message** icon recuperates its original view. *For more details on the monitor download the 97721 VIVO Monitor Manual, available at www.fermax.com.*

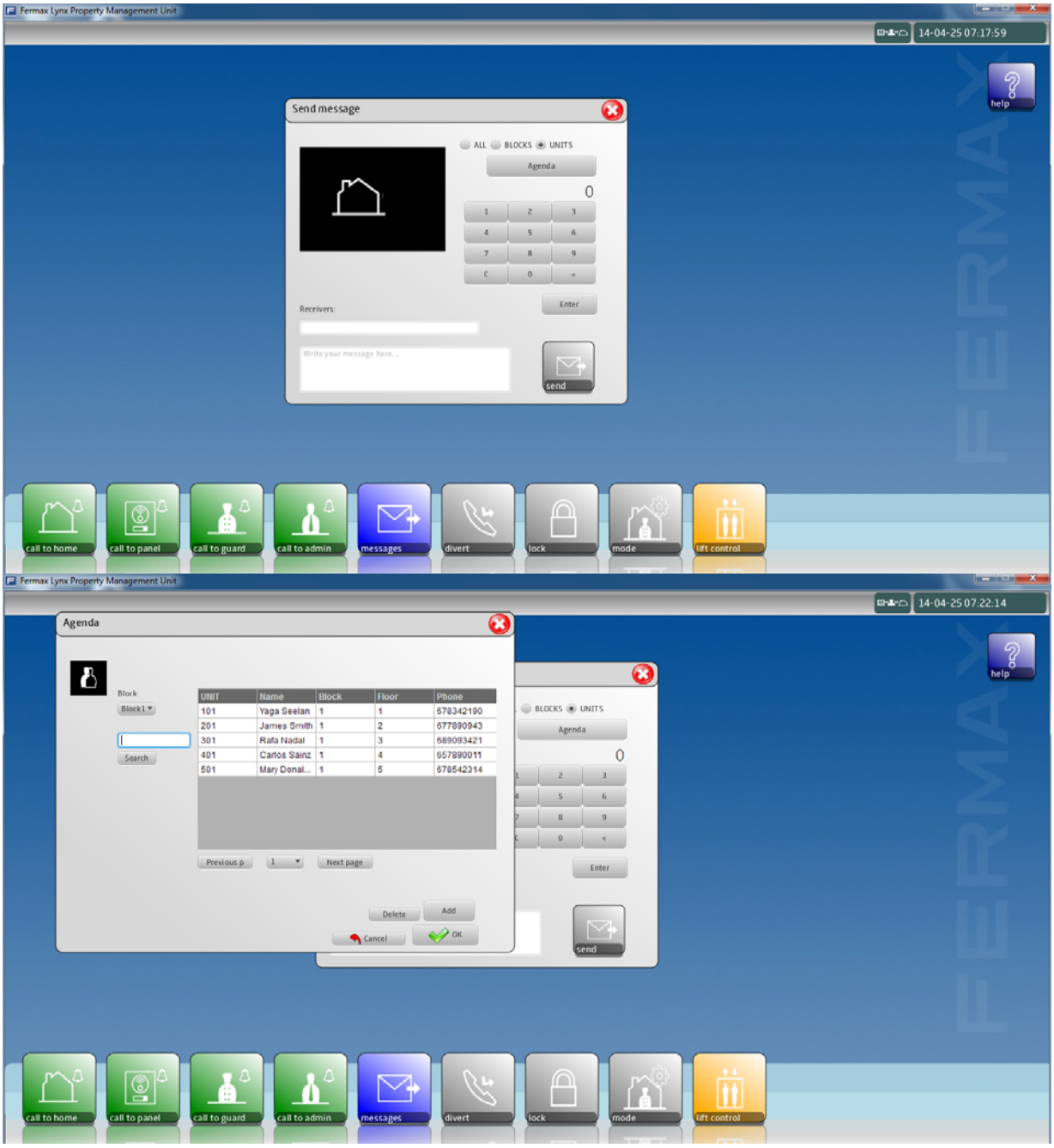


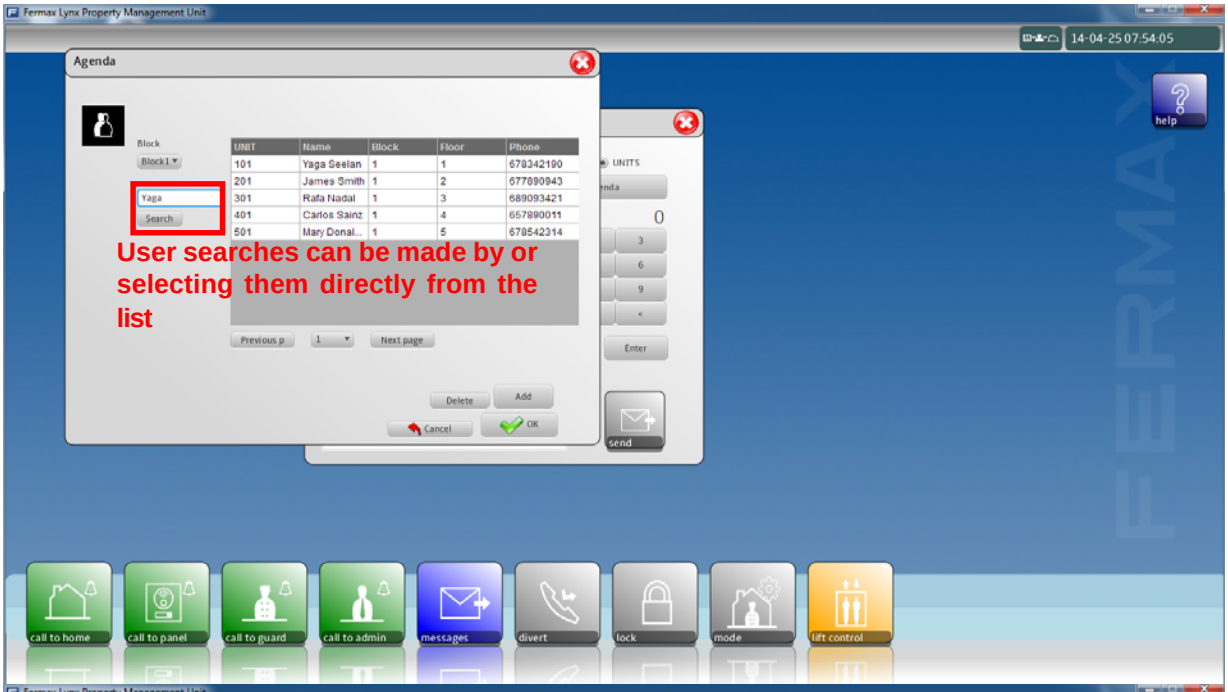


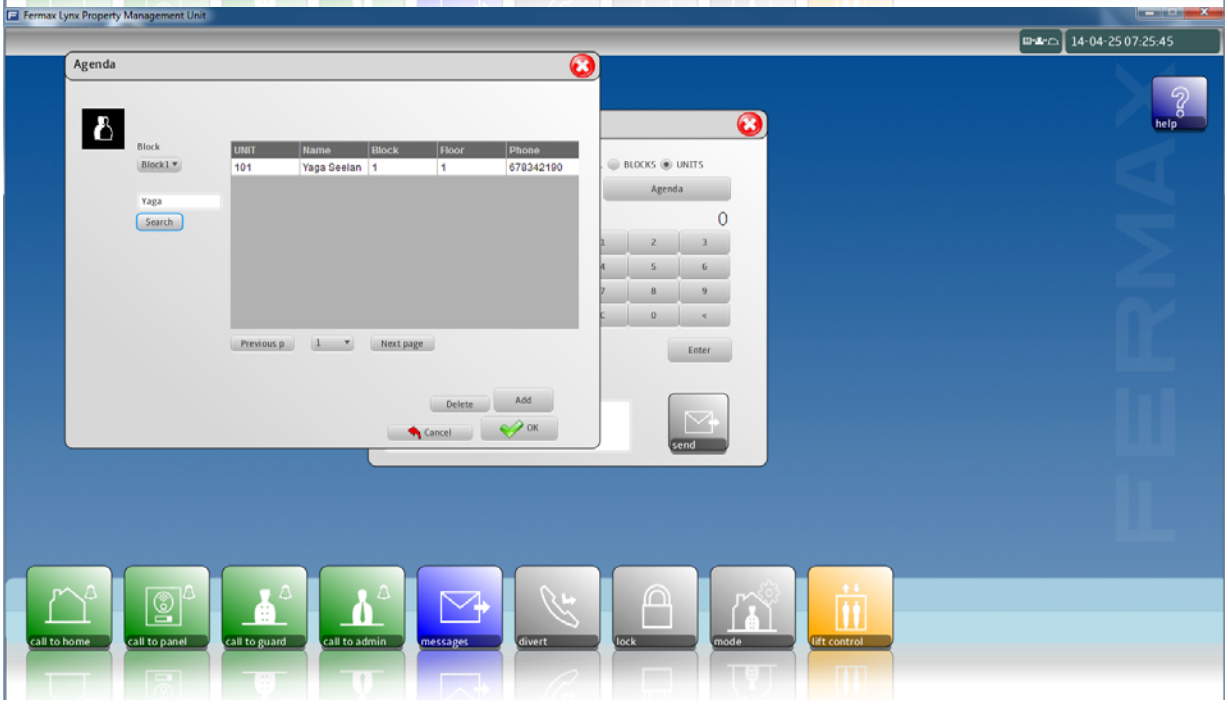
When the monitor receives a message in Guard unit a screen appears indicating the message has been sent.



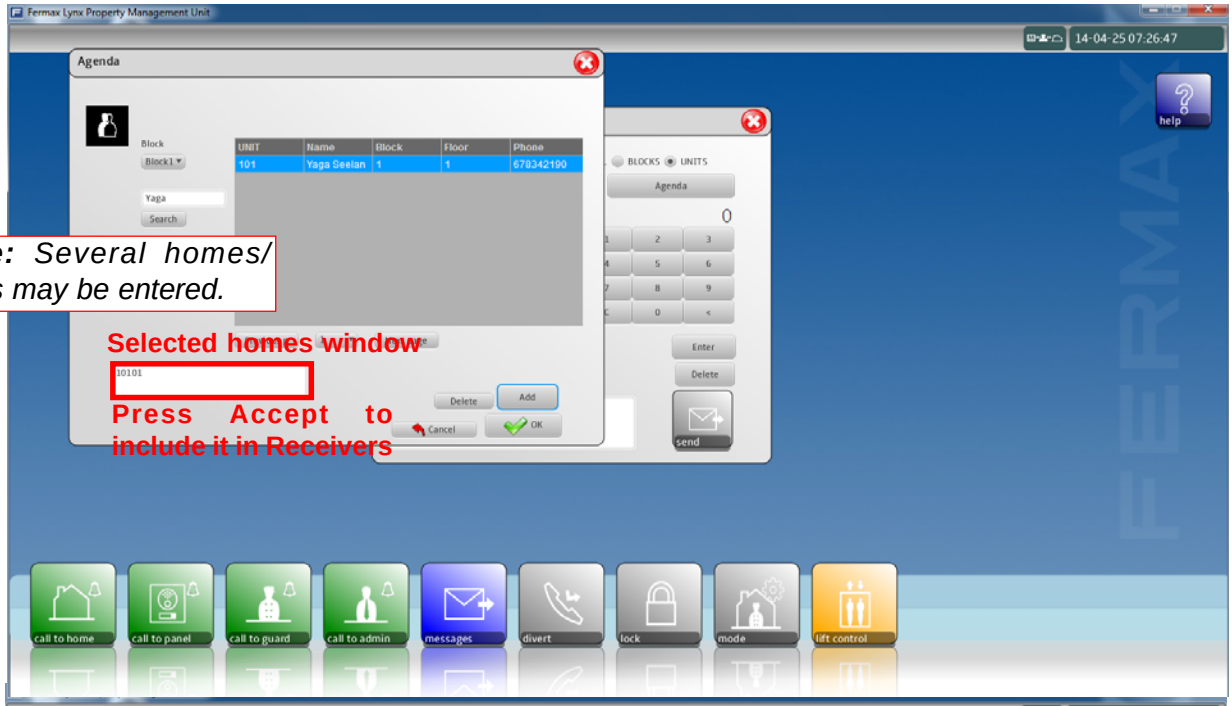
- a1.2) Via the agenda You can access the installation's registered homes by pressing "Agenda".




Fermax Lynx Property Management Unit
14-04-25 07:54:05
Agenda
User searches can be made by or selecting them directly from the list
call to home
call to panel
call to guard
call to admin
messages
divert
lock
mode
lift control


Fermax Lynx Property Management Unit
14-04-25 07:25:45
Agenda
call to home
call to panel
call to guard
call to admin
messages
divert
lock
mode
lift control

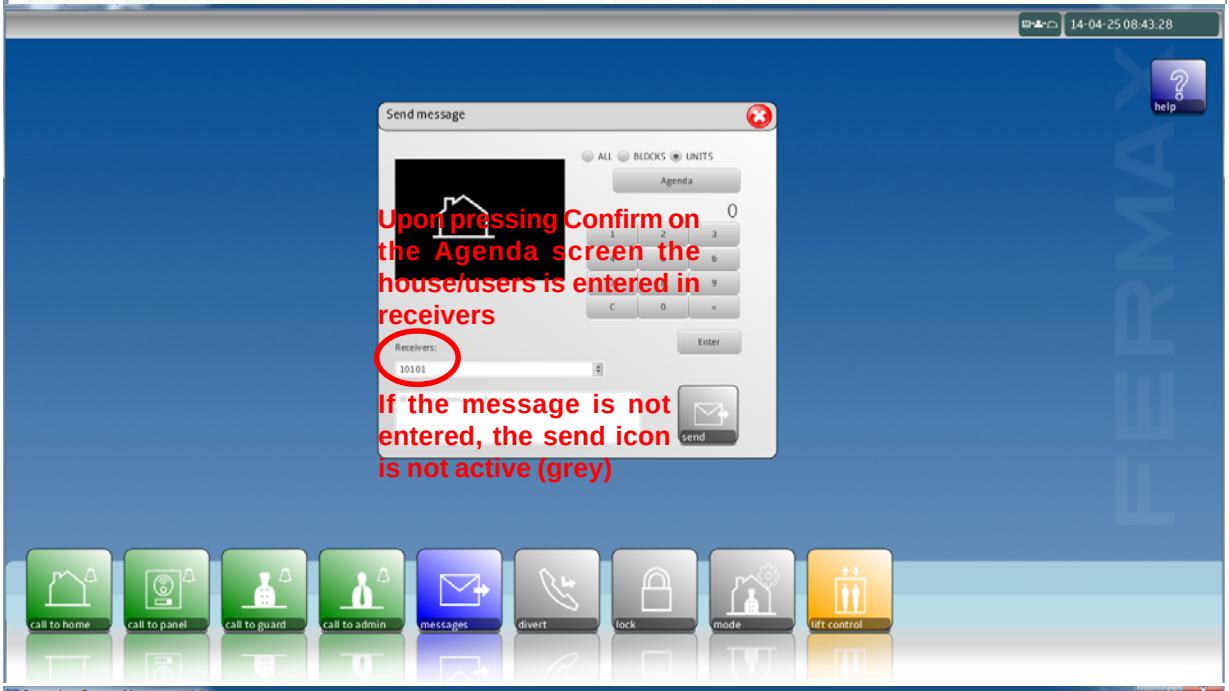
Fermax Lynx Property Management Unit
14-04-25 07:24:40
Agenda
Select the user by pressing on it (selected when shown in blue)
Press Add to include it in the window of selected homes
call to home
call to panel
call to guard
call to admin
messages
divert
lock
mode
lift control



Note: *Several homes/ users may be entered.*

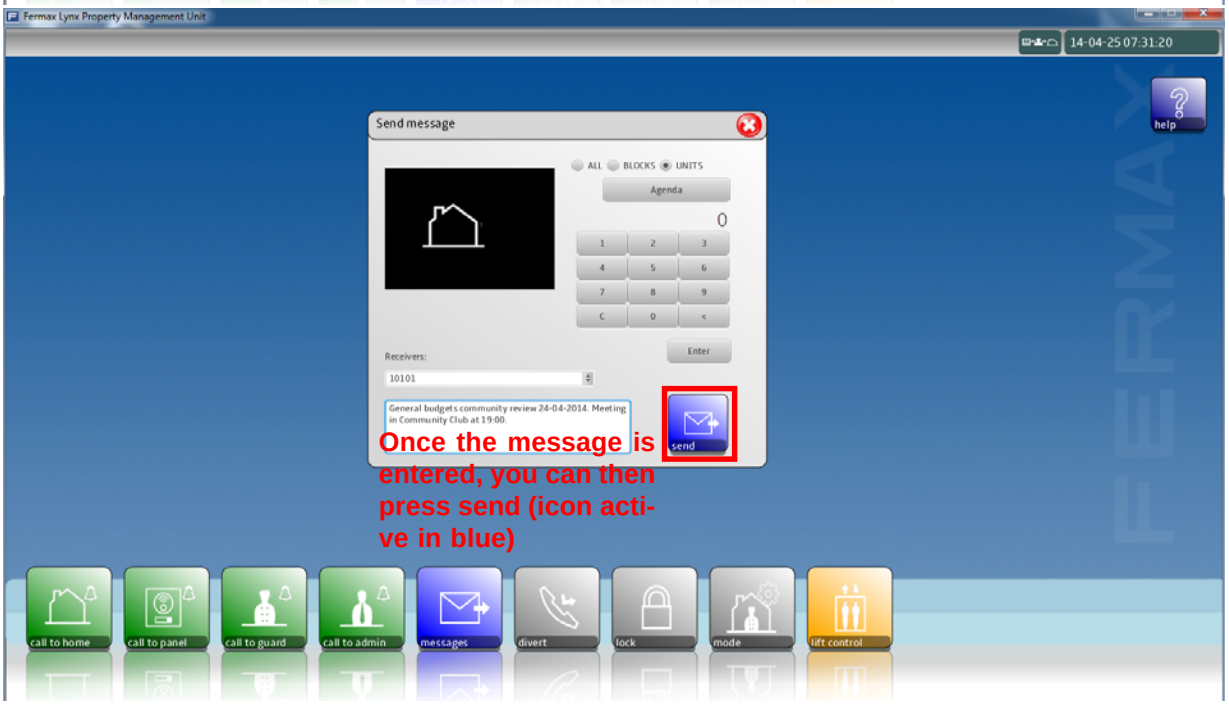
Selected homes window

Press Accept to include it in Receivers



Upon pressing Confirm on the Agenda screen the house/users is entered in receivers

If the message is not entered, the send icon is not active (grey)

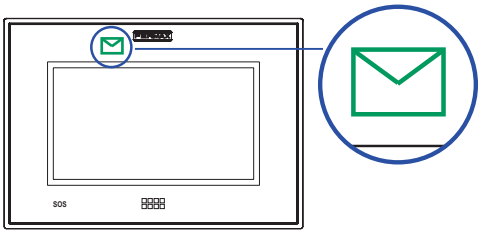


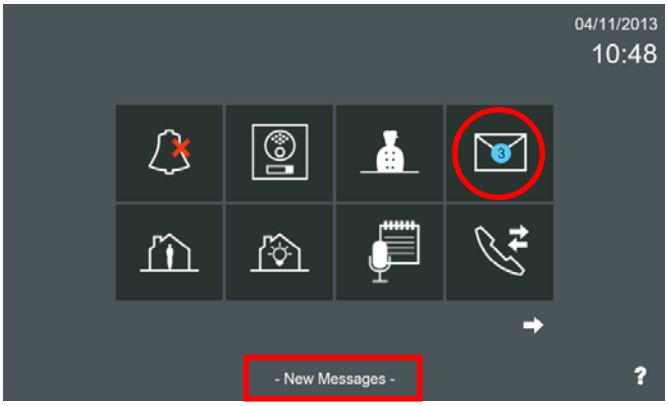
Once the message is entered, you can then press send (icon active in blue)

The monitor may receive text messages from the PMU (Guards). When a new message is received on the monitor, the user is informed three different ways:

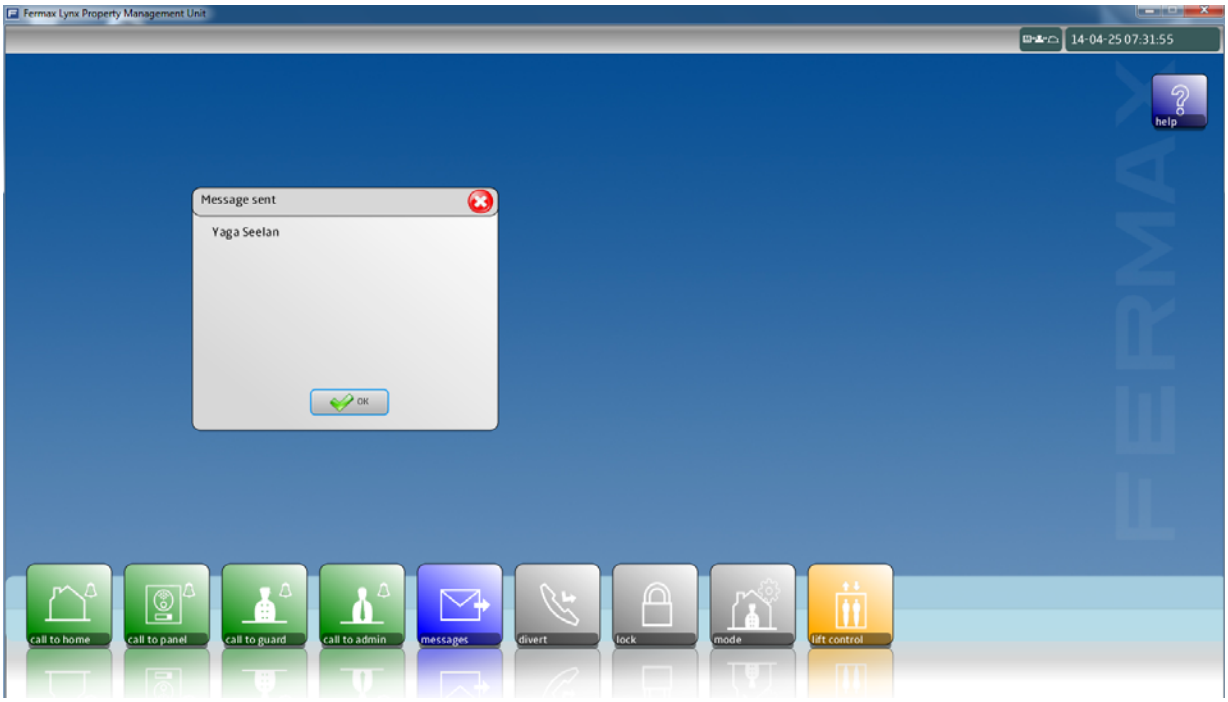
1. The message LED is lit and a message tone sounds.
2. The message icon changes to show you have received a new message, showing a blue circle with the number of new messages.
3. The status bar also tells the user that there are new messages.

The user has access to the message menu via the **receive messages** icon with the option to read and delete them. **Once the user has entered the message menu, the blue circle turns white**. If the user has read all of the messages, the blue and white circle disappear and the **receive message** icon recuperates its original view. *For more details on the monitor download the 97721 VIVO Monitor Manual, available at www.fermax.com.*





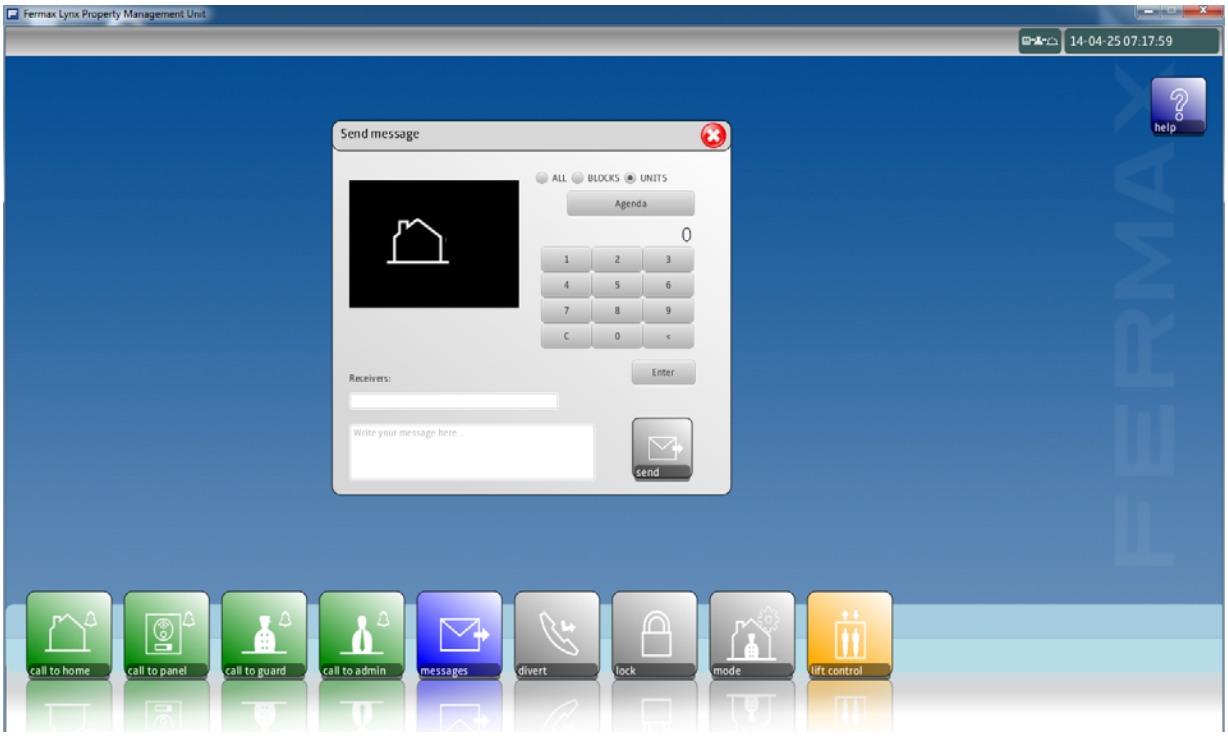
When the monitor receives a message in Guard unit a screen appears indicating the message has been sent.

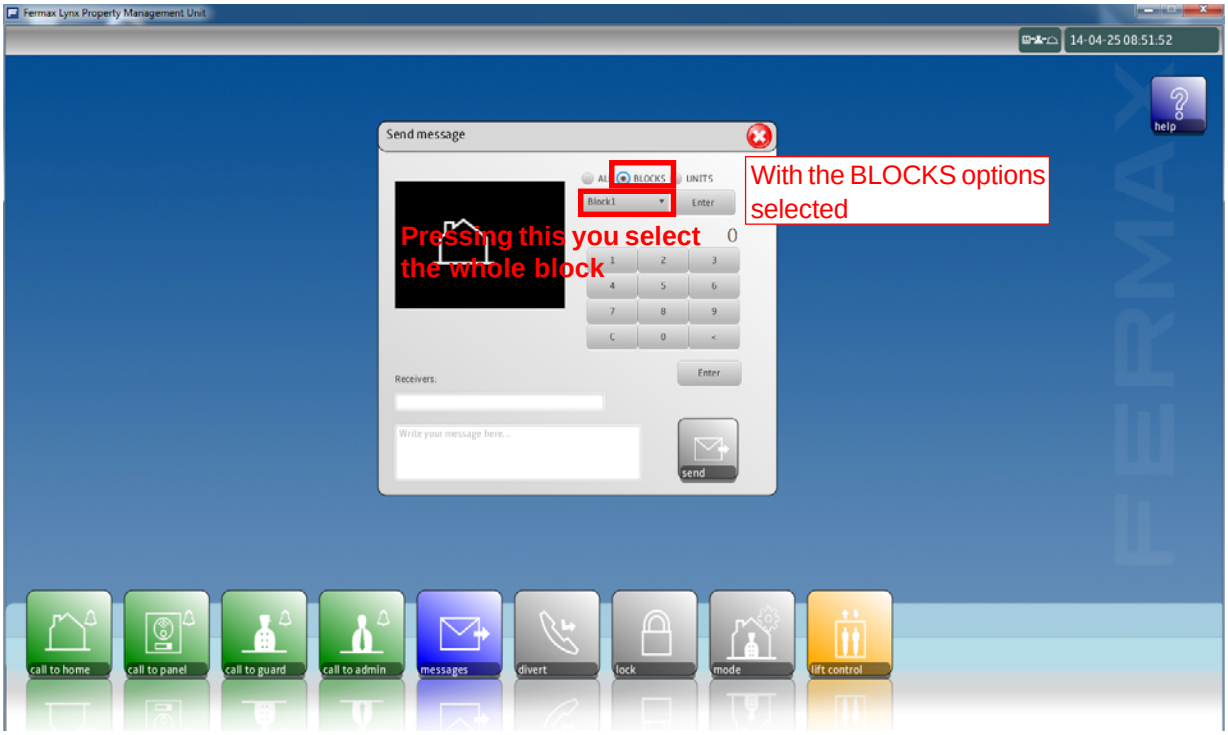


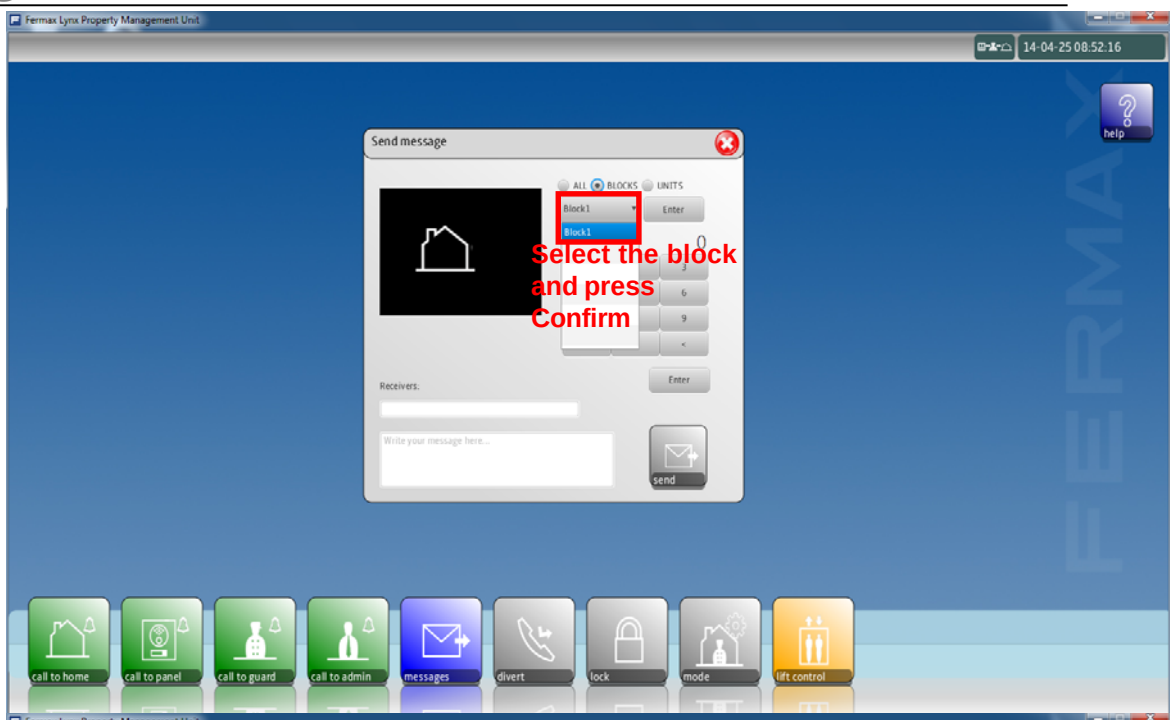
- **a2) Option: BLOCKS.** The guard may select the complete block/s from the block drop-down menu. And this option also lets you enter some homes from other blocks via the keypad. The house number must be entered in the following manner: 2 digits indicating **the block number** and the 4 digits indicating the **house number**, (the zeros to the left may be omitted).

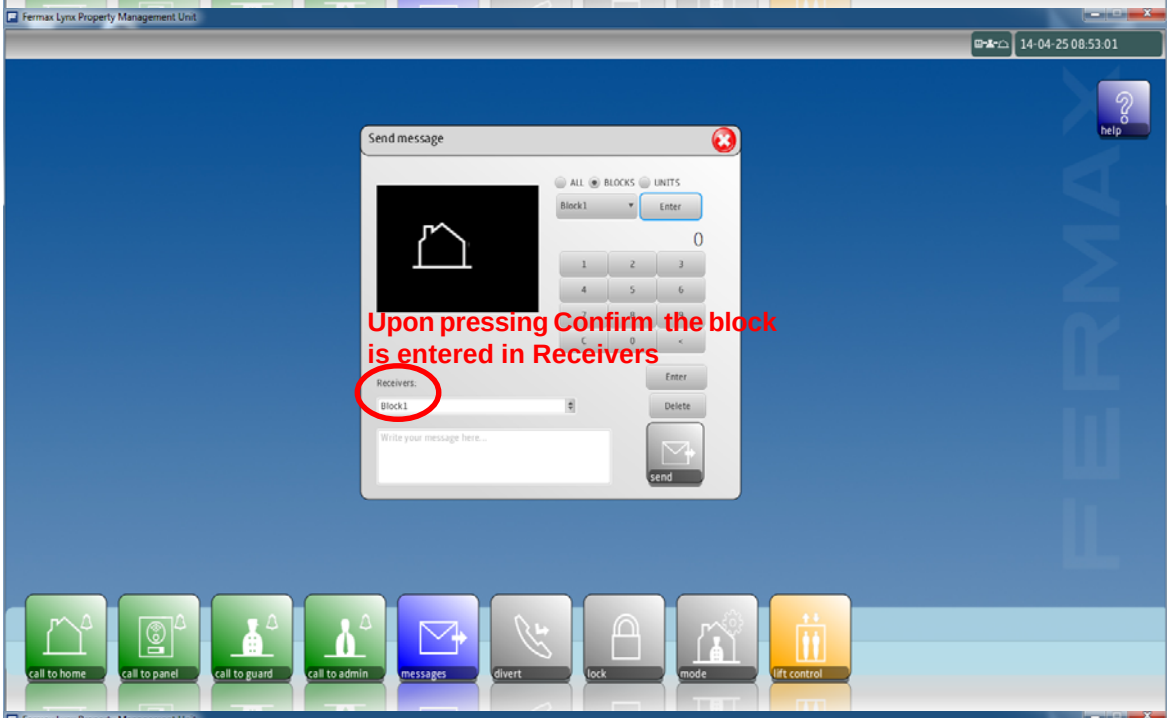
For example:

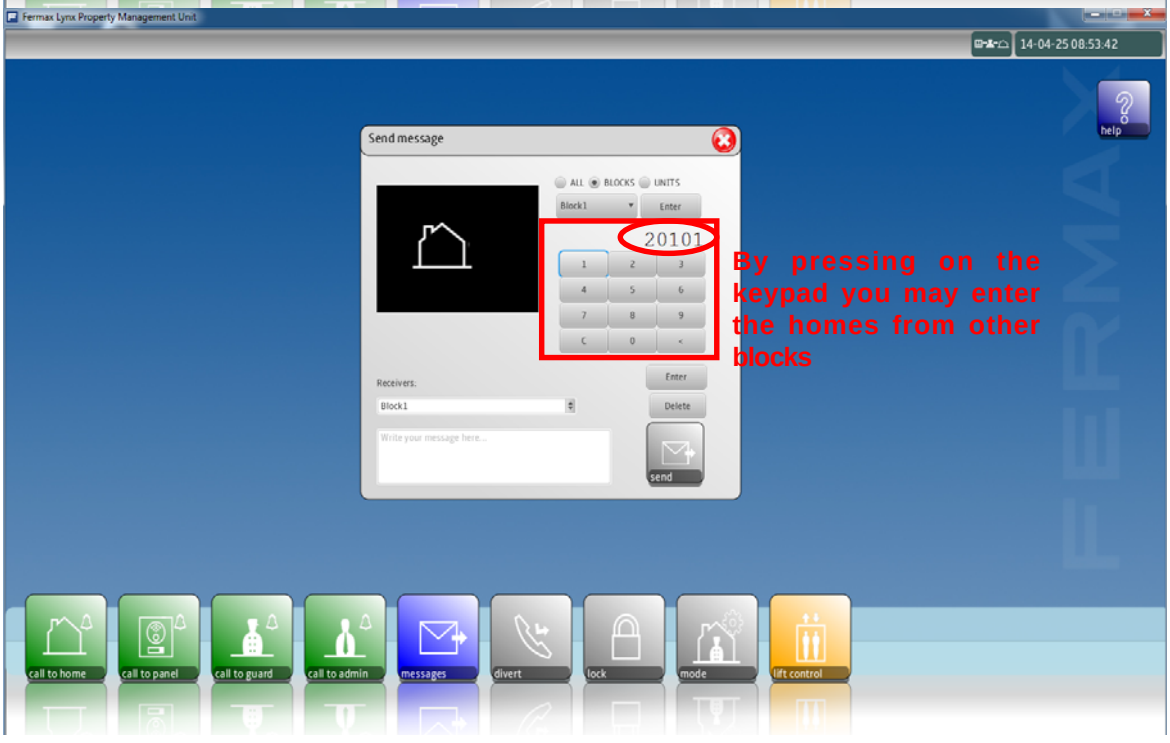
- House 101 of Block 01: The digits to be entered are: 10101
- House 101 of Block 00: The digits to be entered are: 101

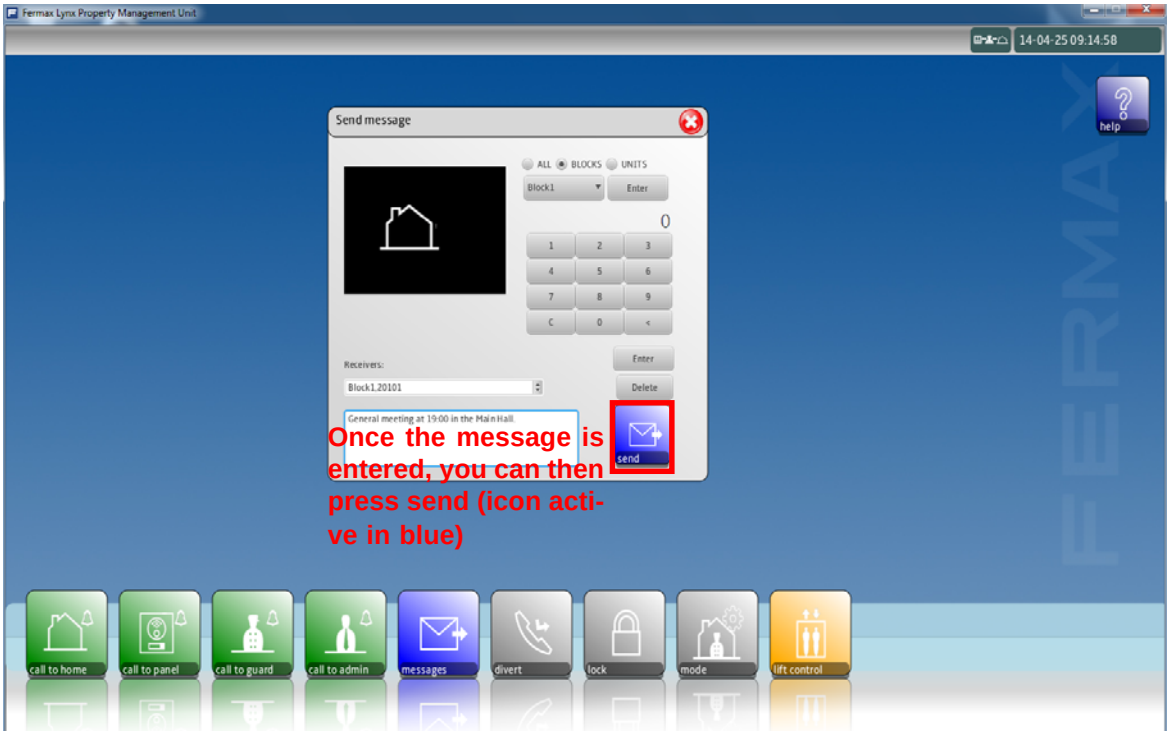





Fermax Lynx Property Management Unit
14-04-25 08:52:16
help
Send message
ALL BLOCKS UNITS
Block1
Enter
Select the block and press Confirm
Receivers:
Write your message here...
send
call to home
call to panel
call to guard
call to admin
messages
divert
lock
mode
lift control


Fermax Lynx Property Management Unit
14-04-25 08:53:01
help
Send message
ALL BLOCKS UNITS
Block1
Enter
Upon pressing Confirm the block is entered in Receivers
Receivers:
Delete
Write your message here...
send
call to home
call to panel
call to guard
call to admin
messages
divert
lock
mode
lift control

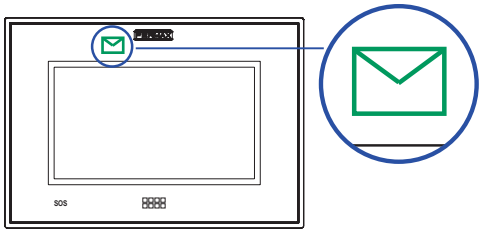

Fermax Lynx Property Management Unit
14-04-25 08:53:42
help
Send message
ALL BLOCKS UNITS
Block1
Enter
20101
By pressing on the keypad you may enter the homes from other blocks
Receivers:
Delete
Write your message here...
send
call to home
call to panel
call to guard
call to admin
messages
divert
lock
mode
lift control

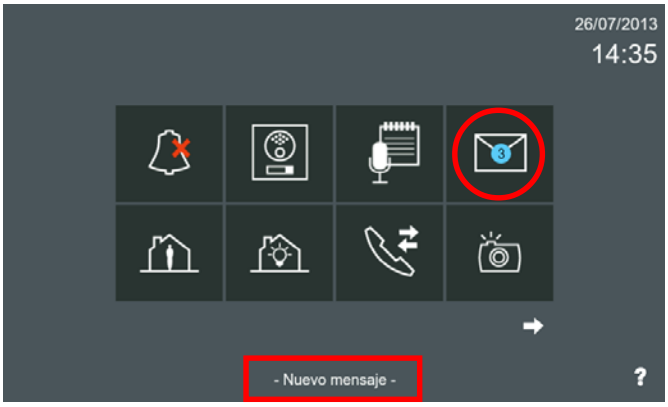


The monitor may receive text messages from the PMU (Guards). When a new message is received on the monitor, the user is informed three different ways:

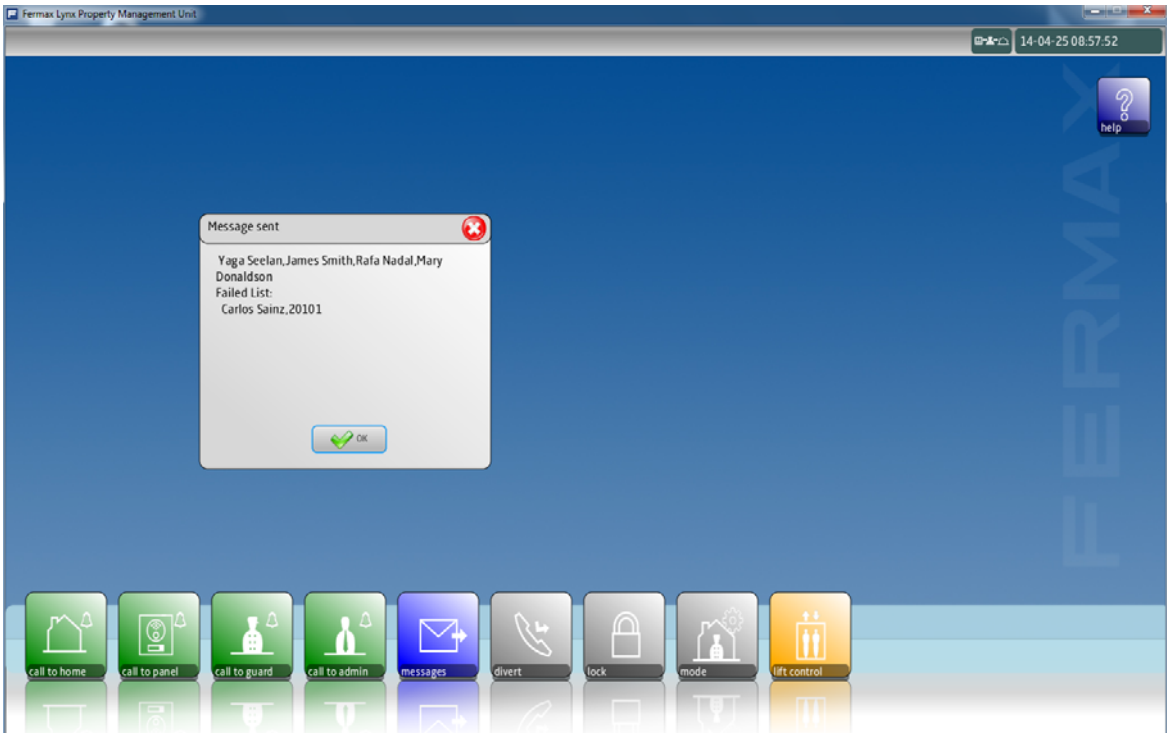
1. The message LED is lit and a message tone sounds.
2. The message icon changes to show you have received a new message, showing a blue circle with the number of new messages.
3. The status bar also tells the user that there are new messages.

The user has access to the message menu via the **receive messages** icon with the option to read and delete them. **Once the user has entered the message menu, the blue circle turns white**. If the user has read all of the messages, the blue and white circle disappear and the **receive message** icon recuperates its original view. *For more details on the monitor download the 97721 VIVO Monitor Manual, available at www.fermax.com.*

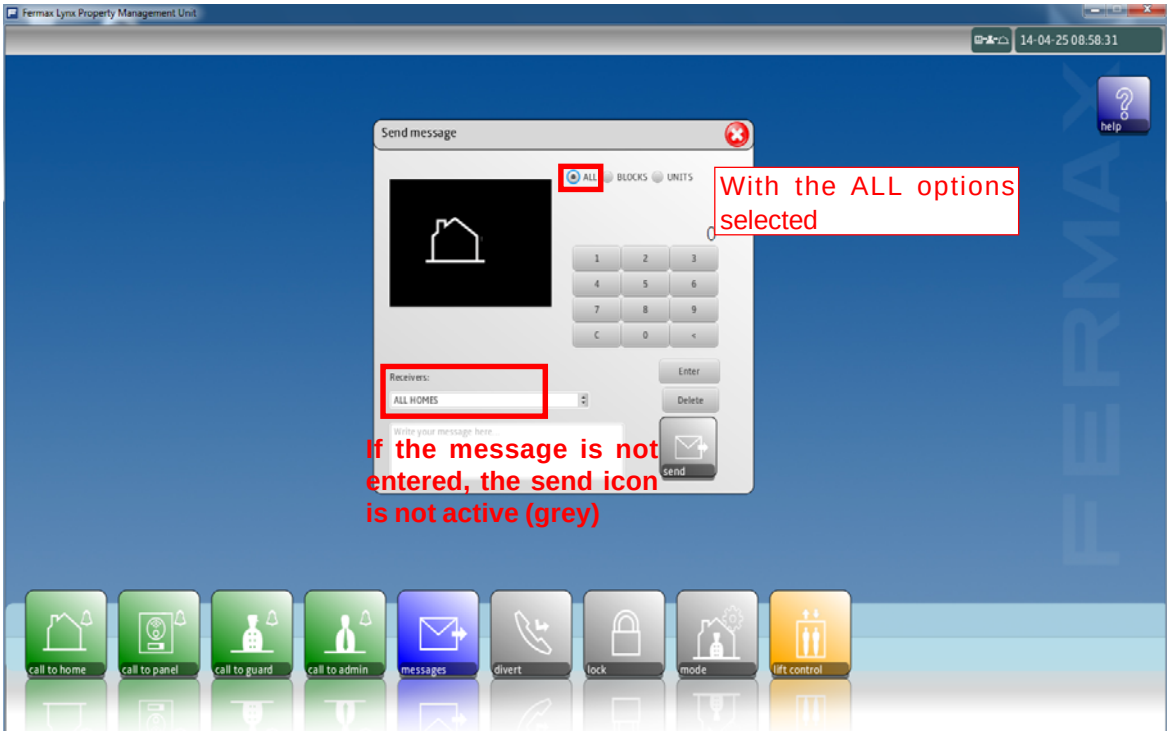


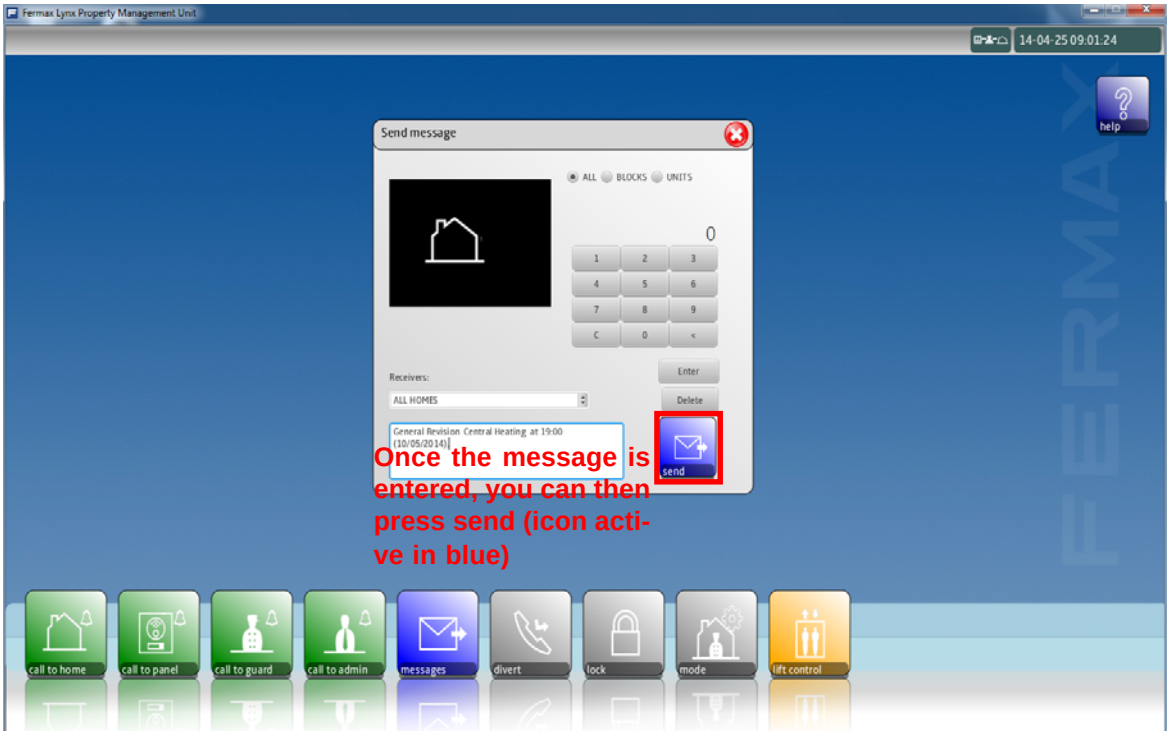


When the monitors receive the message in the Guard unit, a screen appears indicating the message has been sent and the monitors which have received it, and those that haven't. Some monitor may not receive the message (technical problem) which is displayed on the screen.



- a3) Option: ALL. The guard may select the ALL option, and it is sent to all homes.

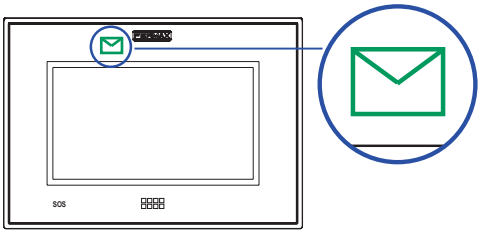


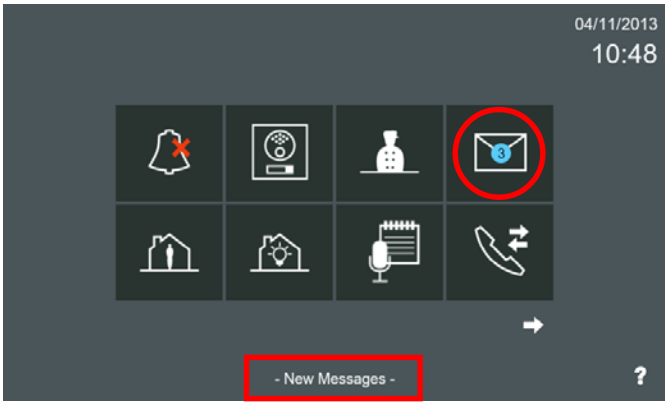


The monitor may receive text messages from the PMU (Guards). When a new message is received on the monitor, the user is informed three different ways:

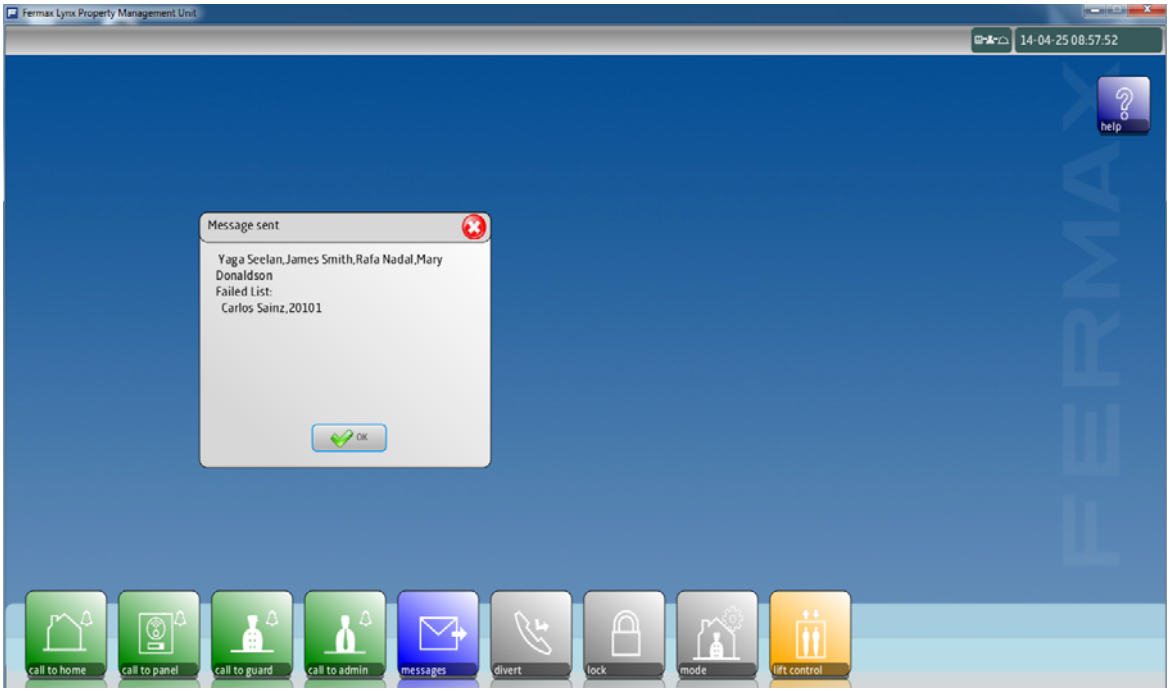
1. The message LED is lit and a message tone sounds.
2. The message icon changes to show you have received a new message, showing a blue circle with the number of new messages.
3. The status bar also tells the user that there are new messages.

The user has access to the message menu via the **receive messages** icon with the option to read and delete them. **Once the user has entered the message menu, the blue circle turns white**. If the user has read all of the messages, the blue and white circle disappear and the **receive message** icon recuperates its original view. *For more details on the monitor download the 97721 VIVO Monitor Manual, available at www.fermax.com.*





When the monitors receive the message in the Guard unit, a screen appears indicating the message has been sent and the that monitors which have received it, and those that haven't. Some monitor may not receive the message (technical problem) which is displayed on the screen.



Note: The message has been sent to all homes in the AGENDA.

• 3.2.10.2 PMU Message (guard unit)

Upon pressing **guard**,the following screen appears to send messages to the PMUs. The PMU may send and receive text messages to/from other PMUs. You may choose one or several PMUs to send a message to: A window opens and you may send a message two ways:

a) Entering the PMU number directly.

b) Via the PMU list

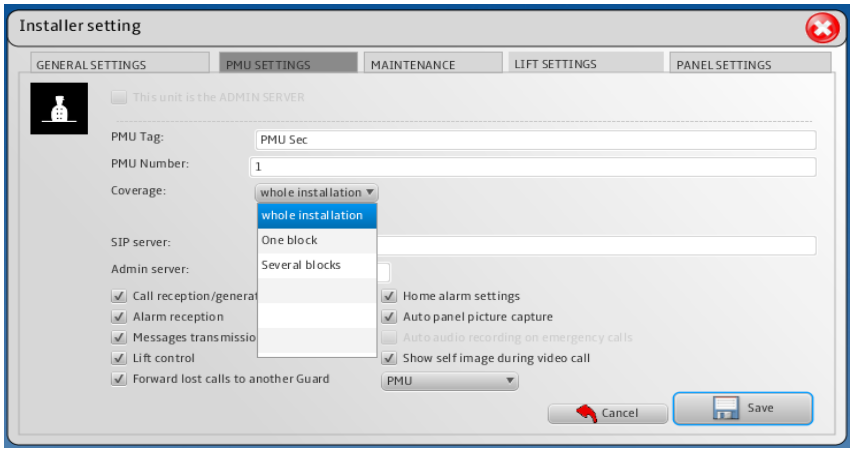
- **a) Entering the PMU number directly:** The Guard enters the PMU's number. The PMU's number must be entered in the following manner: 3 digits indicating **the block number** and the 2 digits indicating the **PMU number**, (the zeros to the left may be omitted). If the PMU is a **General Entrance** the 3 digits to be entered are 100

For example:

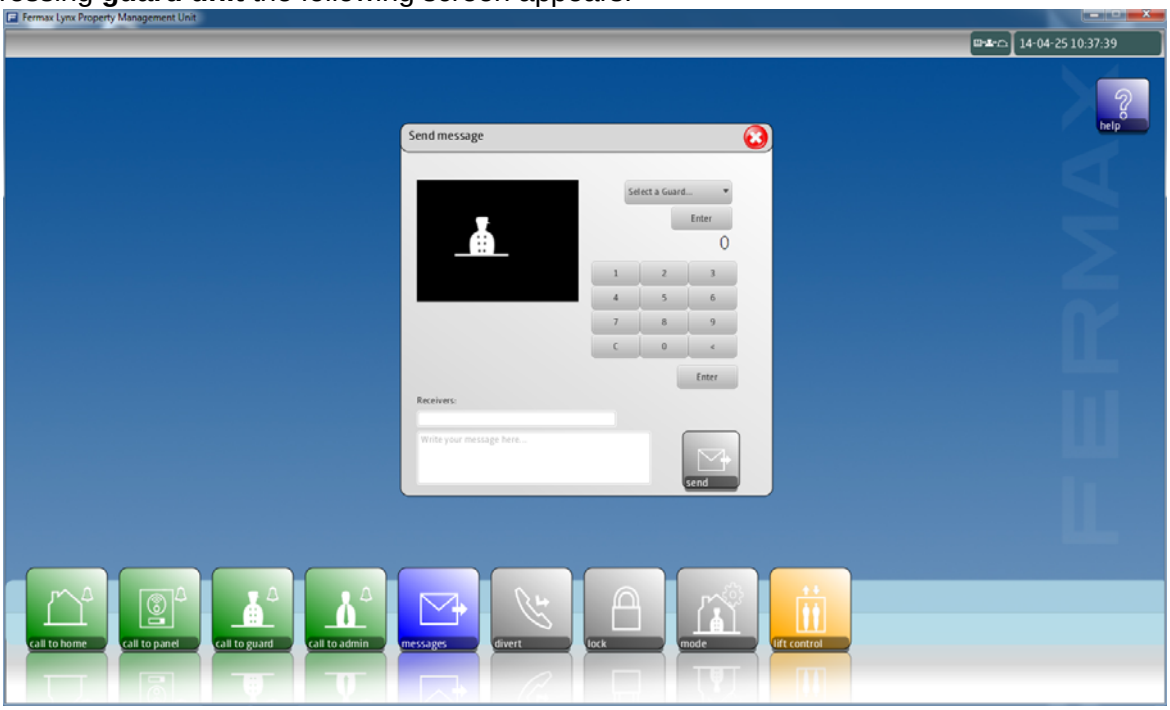
- PMU 01 of Block 001: The digits to be entered are: 101
- PMU 01 of Block 00: The digits to be entered are: 1
- PMU 01 of the General Entrance: The digits to be entered are: 10001

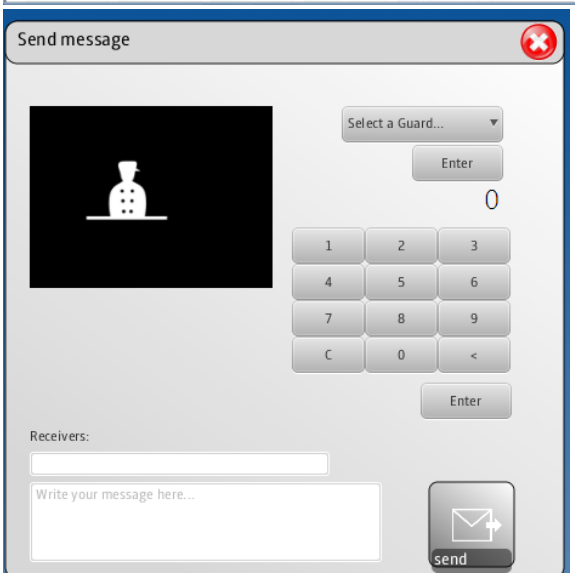
- **b) Via the PMU list:** A list of all the available PMUs is opened, with the PMU number and tag, by pressing "Choose a guard...".

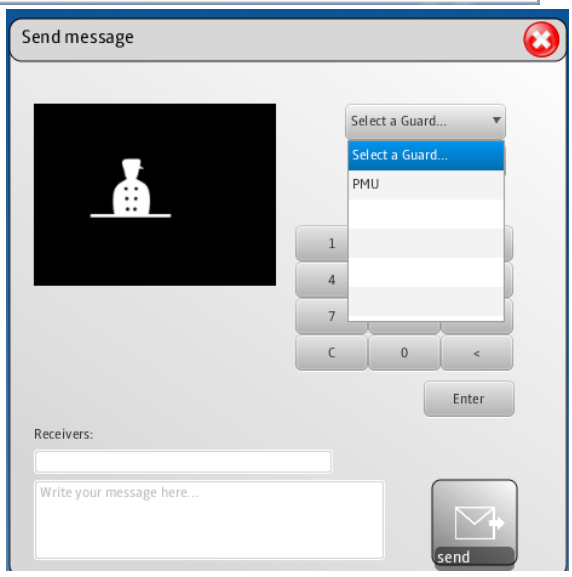
Note: In the PMU installation the General Entrance is defined as One or Several Blocks. For more details on this go to **4.2 PMU SETTINGS.**



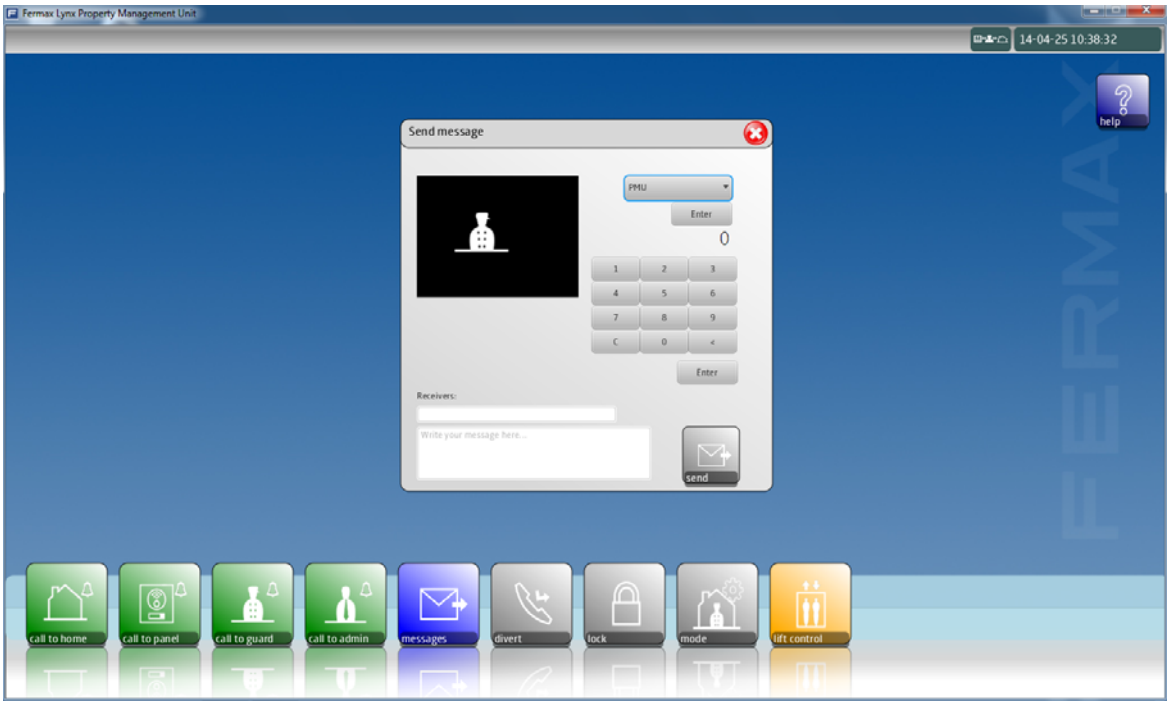
Upon pressing **guard unit** the following screen appears:





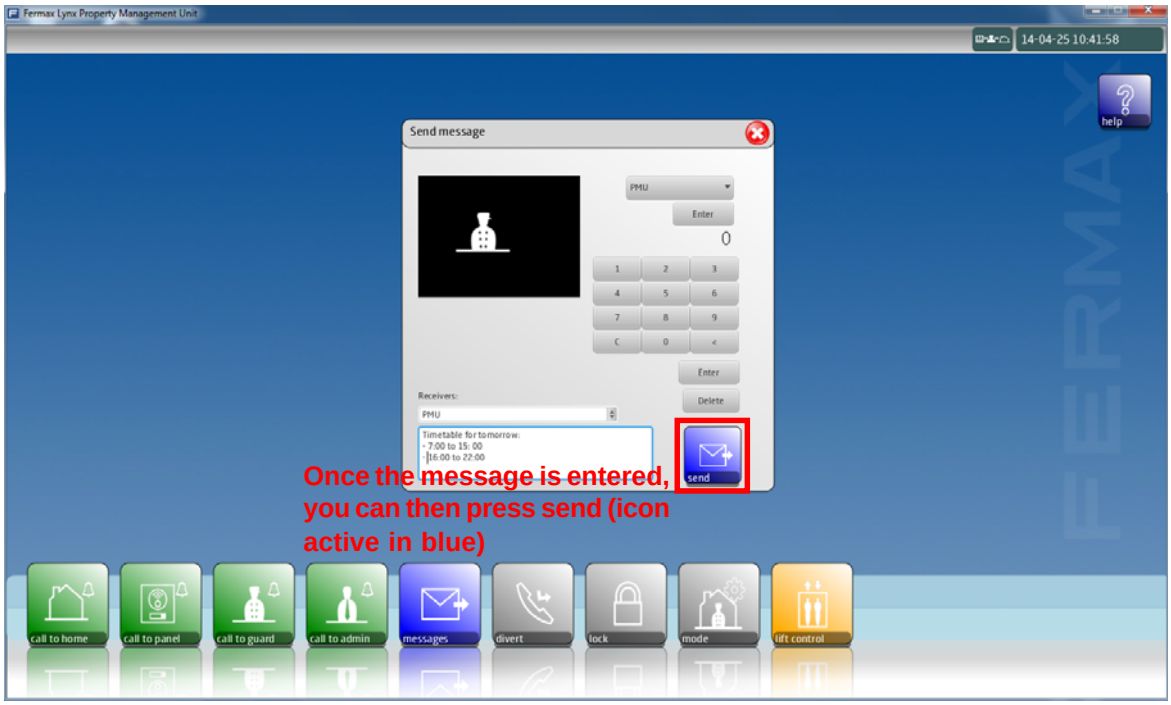


Enter the **PMU number** or search for the list in the **Select a guard option**



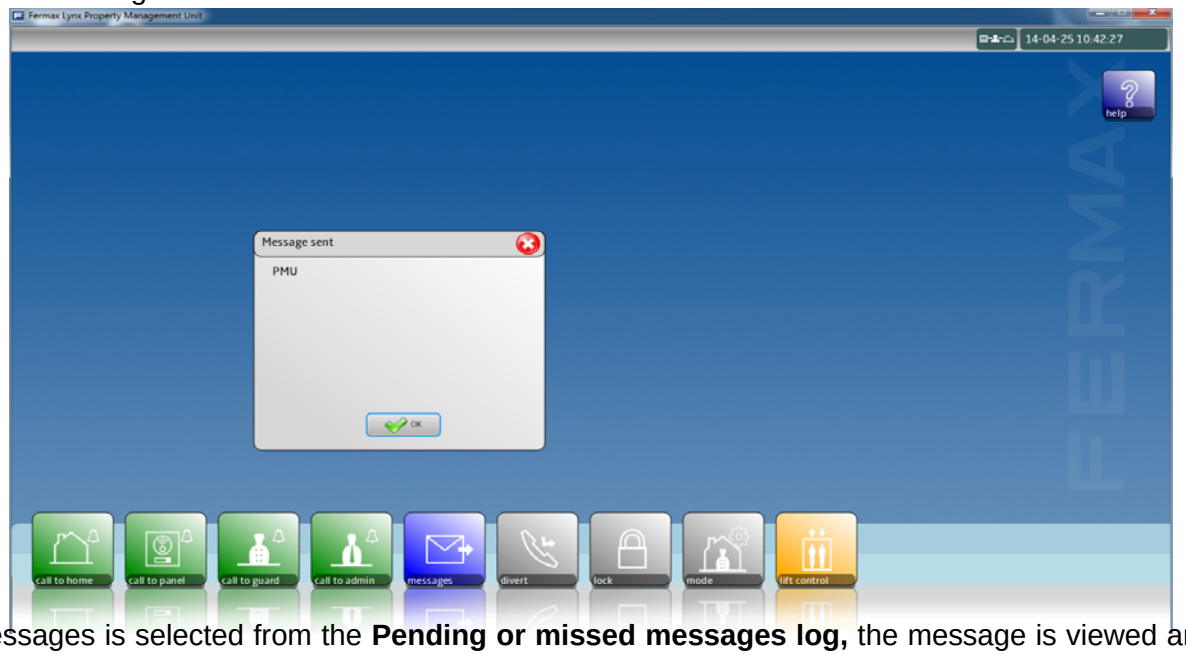
Fermax Lynx Property Management Unit
14-04-25 10:38:32
help
Send message
PMU
Enter
0
Select the guard unit and press Confirm
Receivers:
Write your message here...
send
call to home
call to panel
call to guard
call to admin
messages
divert
lock
mode
lift control

Fermax Lynx Property Management Unit
14-04-25 10:39:09
help
Send message
PMU
Enter
0
Upon pressing Confirm the guard unit is entered in Receivers
Delete
Receivers:
PMU
If the message is not entered, the send icon is not active (grey)
send
call to home
call to panel
call to guard
call to admin
messages
divert
lock
mode
lift control

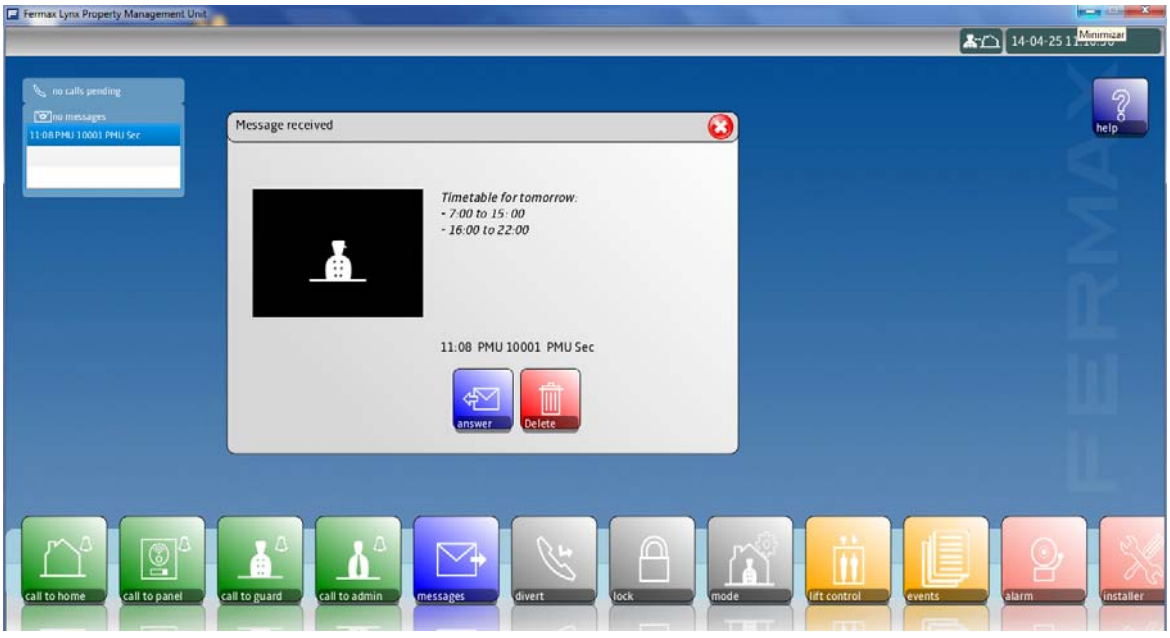

Fermax Lynx Property Management Unit
14-04-25 10:41:58
help
Send message
PMU
Enter
0
Delete
Receivers:
PMU
Timetable for tomorrow:
- 7:00 to 15: 00
- 16:00 to 22:00
send
Once the message is entered, you can then press send (icon active in blue)
call to home
call to panel
call to guard
call to admin
messages
divert
lock
mode
lift control

The message is received in the selected guard unit

When the selected guard unit/s receives a message, in the Guard unit sending the message a screen appears indicating all of the information.



If a messages is selected from the **Pending or missed messages log,** the message is viewed and this can be responded to or deleted with the corresponding icons.



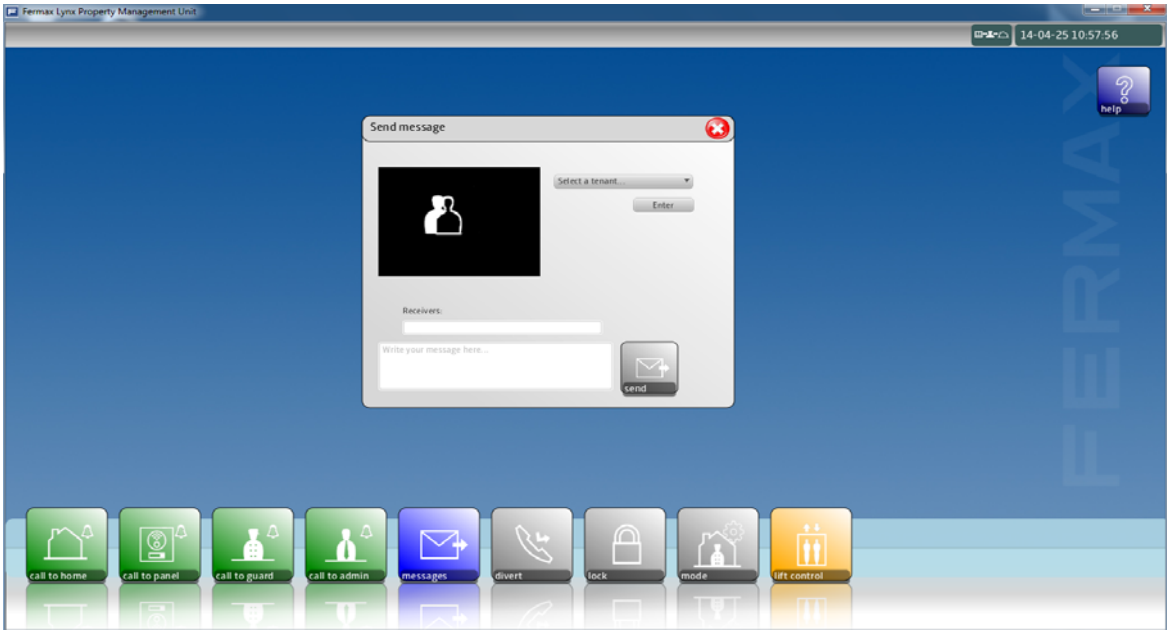
Note: The messages options to be explained below ***(tenant, services and telephone)***, require that the GSM Modem be installed. For more details on the GSM Modem see point ***4.3 MAINTENANCE.***

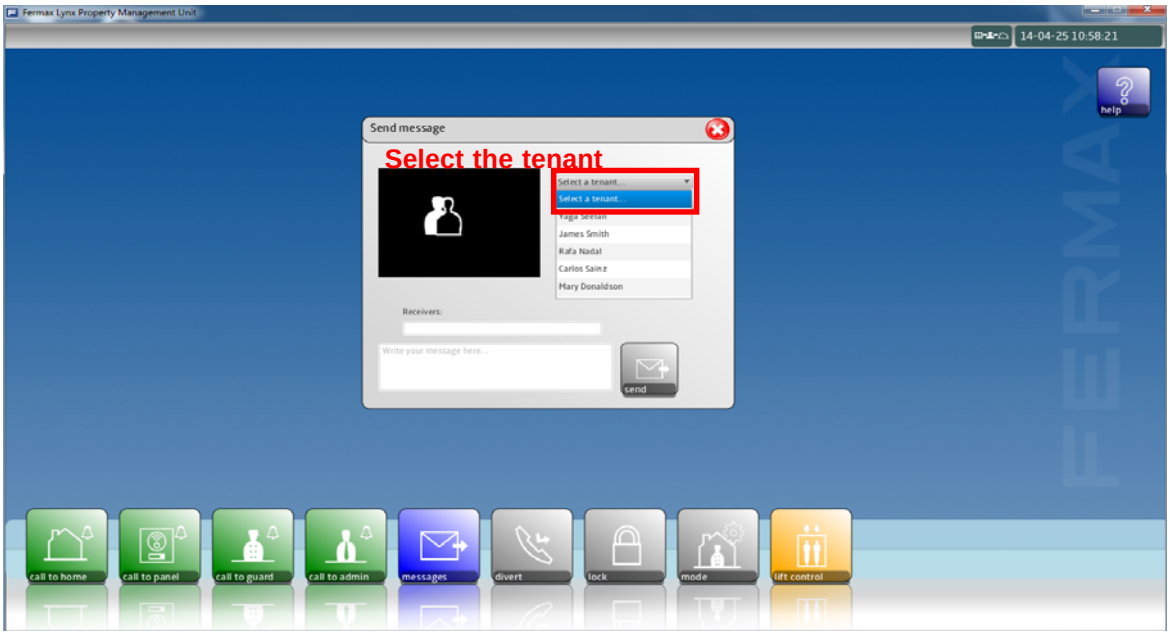
• 3.2.10.3 Tenant telephone message

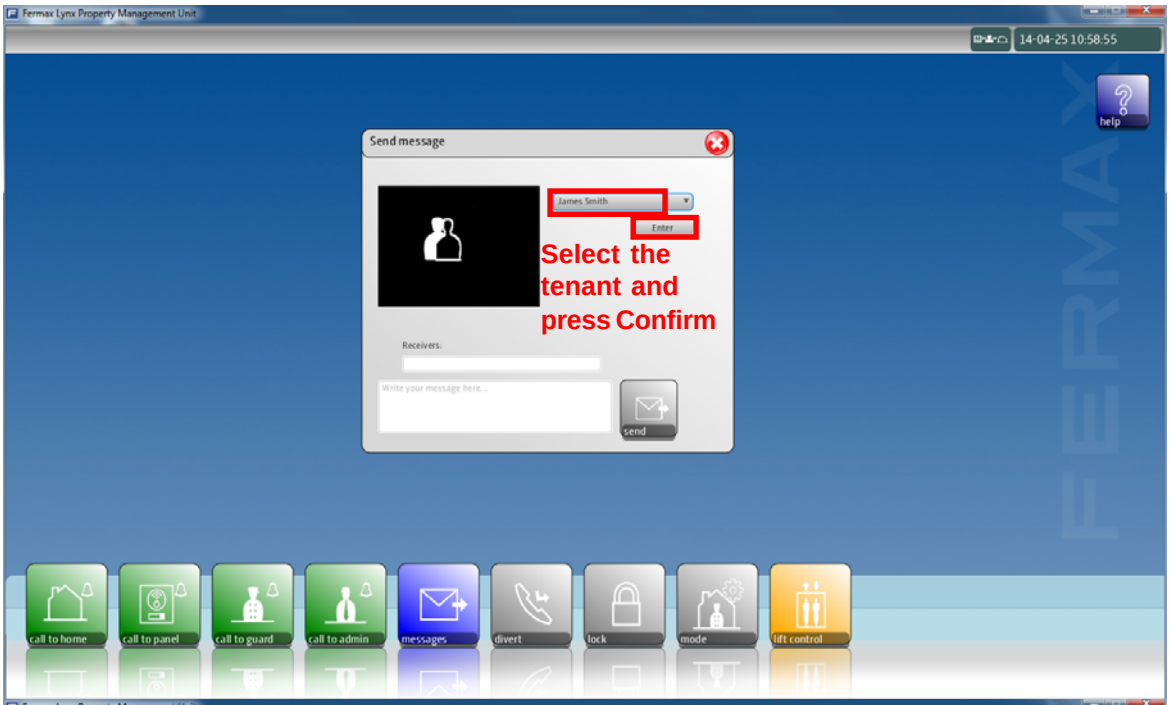
Upon pressing **tenant**, the following screen appears to send messages to the tenants. The guard selects the user agenda's name. *For more details see point* ***5.2 AGENDA.***

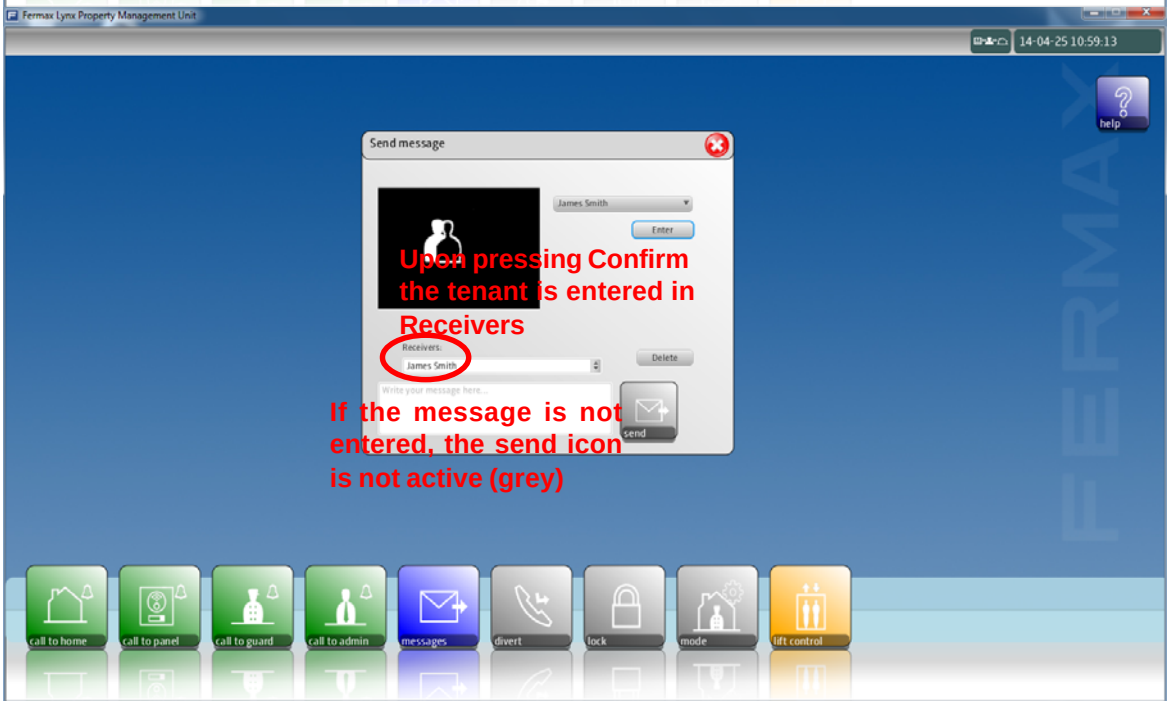
Only messages may be sent to the tenants whose telephone number have been filled in the databases. The tenants name is displayed, but not his/her telephone numbers.

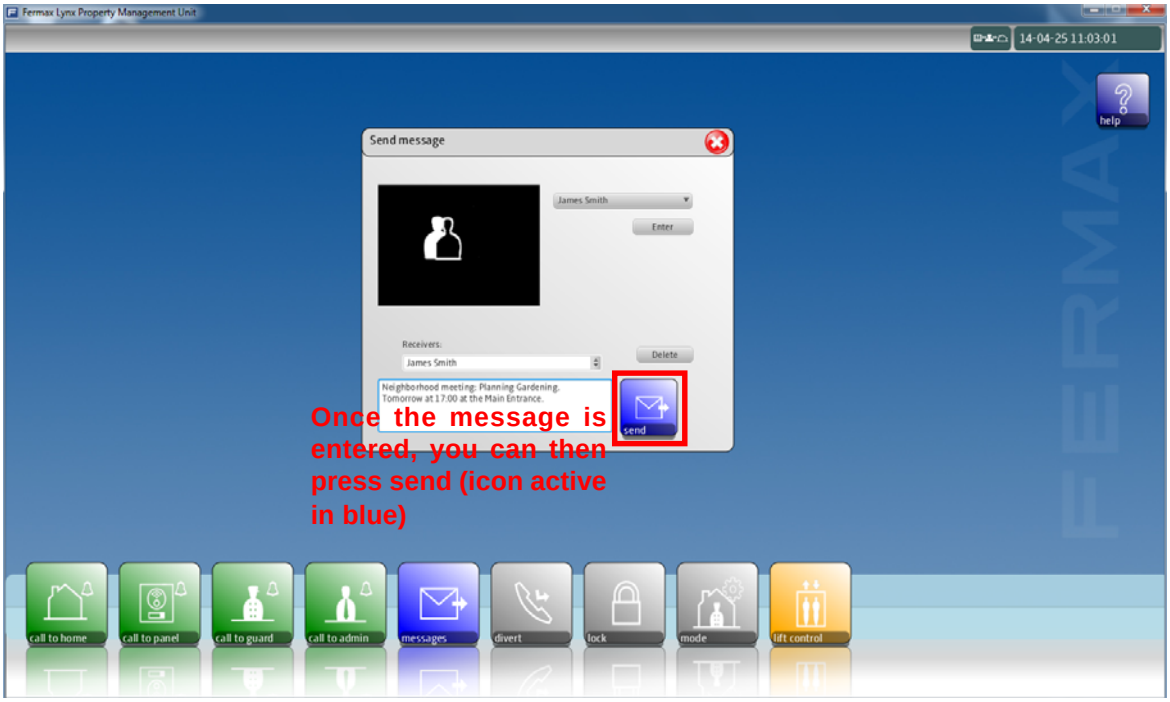
Note: *When the message is sent, a transmission confirmation window is displayed.*






Fermax Lynx Property Management Unit
14-04-25 10:58:55
help
Send message
James Smith
Enter
Select the tenant and press Confirm
Receivers:
Write your message here...
send
call to home
call to panel
call to guard
call to admin
messages
divert
lock
mode
lift control


Fermax Lynx Property Management Unit
14-04-25 10:59:13
help
Send message
James Smith
Enter
Upon pressing Confirm the tenant is entered in Receivers
Receivers:
James Smith
Delete
Write your message here...
send
If the message is not entered, the send icon is not active (grey)
call to home
call to panel
call to guard
call to admin
messages
divert
lock
mode
lift control

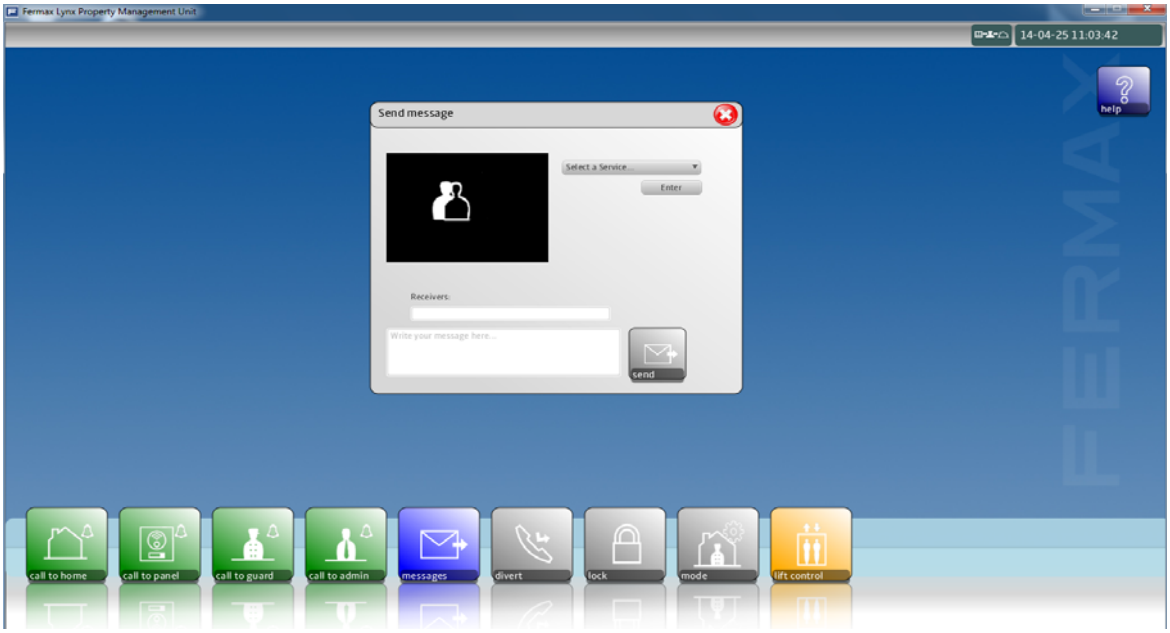

Fermax Lynx Property Management Unit
14-04-25 11:03:01
help
Send message
James Smith
Enter
Receivers:
James Smith
Delete
Neighborhood meeting: Planning Gardening.
Tomorrow at 17:00 at the Main Entrance.
send
Once the message is entered, you can then press send (icon active in blue)
call to home
call to panel
call to guard
call to admin
messages
divert
lock
mode
lift control

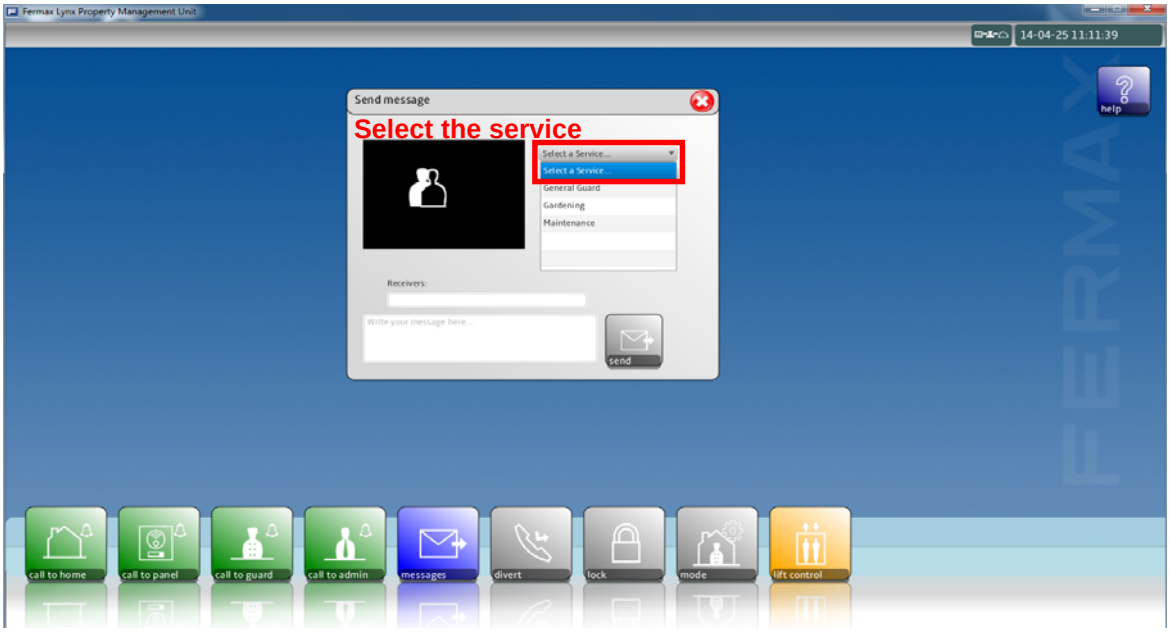
• 3.2.10.4 Message services

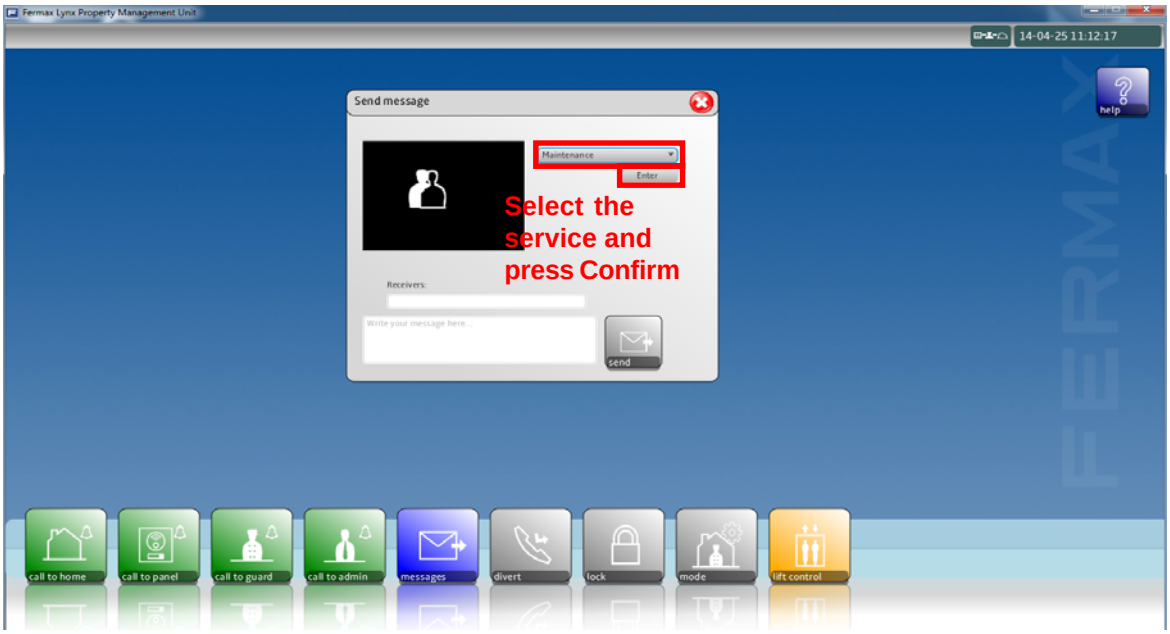
Upon pressing **services**, the following screen appears to send messages to the registered services in the databases. The services are registered in the database on the SMS Settings screen. *For more details see point **5.5 SMS SETTINGS.***

Only messages may be sent to the services whose telephone numbers have been filled in the databases. The services name is displayed, but not their telephone numbers.

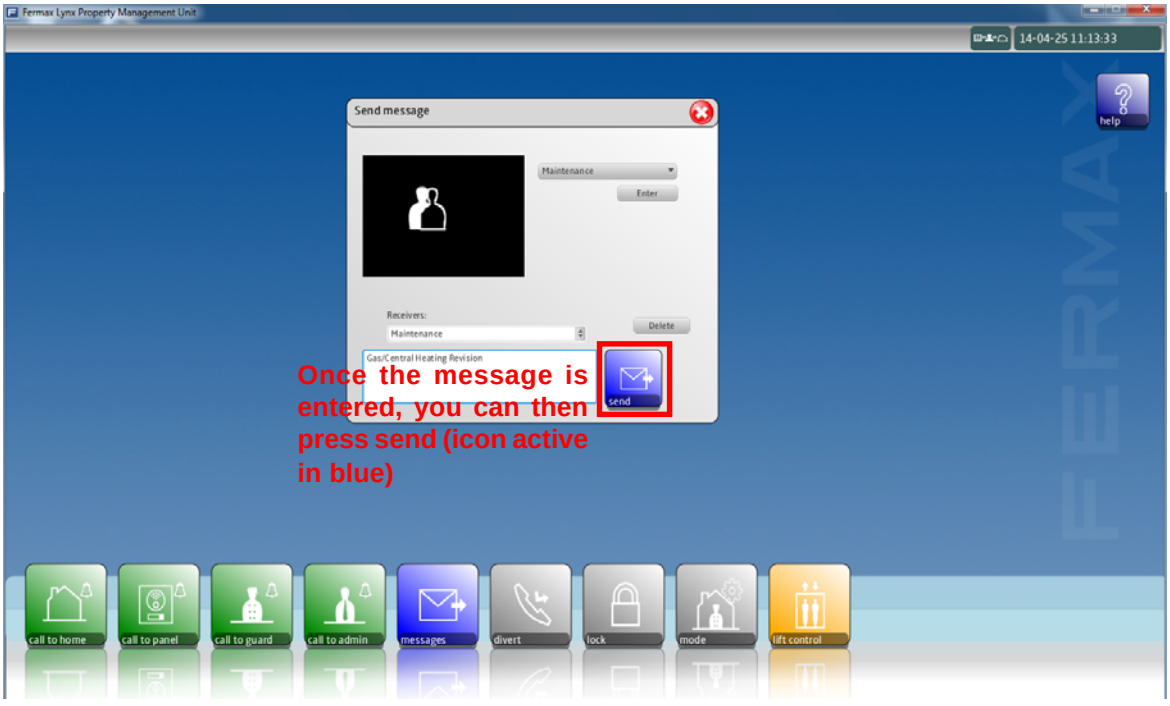
***Note:** When the message is sent, a transmission confirmation window is displayed.*






Fermax Lynx Property Management Unit
14-04-25 11:12:17
Send message
Maintenance
Enter
Receivers:
Write your message here...
send
help
call to home
call to panel
call to guard
call to admin
messages
divert
lock
mode
lift control
Select the service and press Confirm

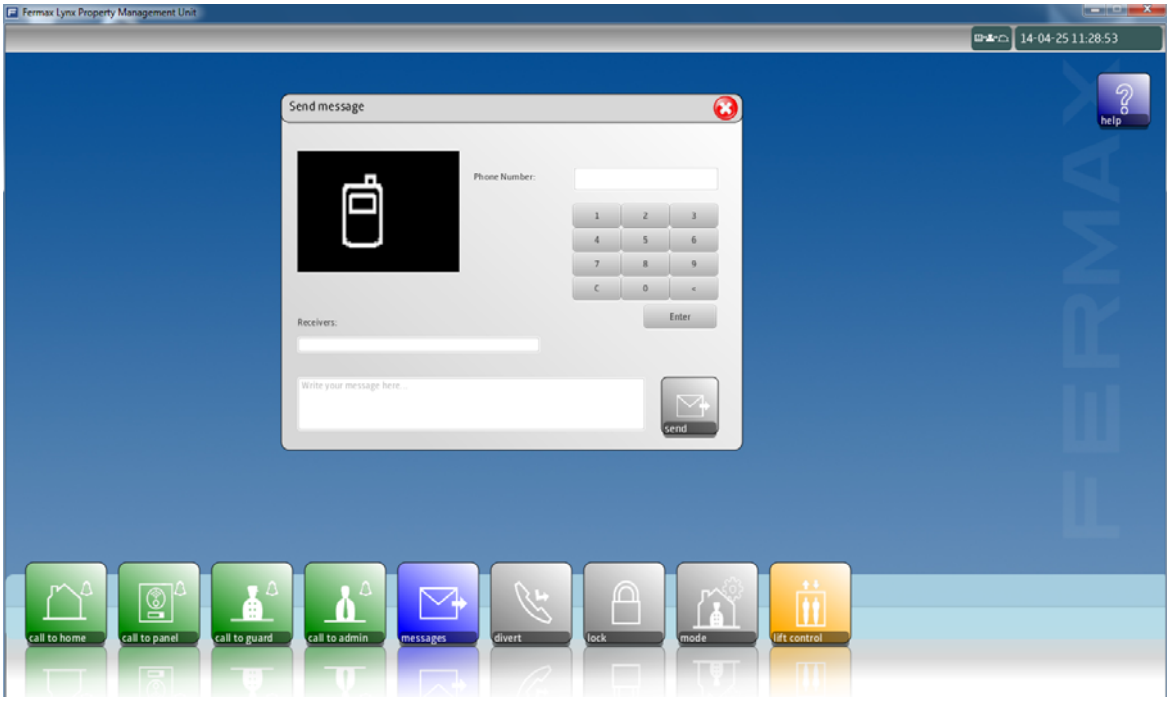
Fermax Lynx Property Management Unit
14-04-25 11:12:37
Send message
Maintenance
Enter
Receivers:
Maintenance
Delete
Write your message here...
send
help
call to home
call to panel
call to guard
call to admin
messages
divert
lock
mode
lift control
Upon pressing Confirm the service is entered in Receivers
If the message is not entered, the send icon is not active (grey)


Fermax Lynx Property Management Unit
14-04-25 11:13:33
Send message
Maintenance
Enter
Receivers:
Maintenance
Delete
Gas/Central Heating Revision
send
help
call to home
call to panel
call to guard
call to admin
messages
divert
lock
mode
lift control
Once the message is entered, you can then press send (icon active in blue)

• 3.2.10.5 Direct telephone message

Upon pressing **telephone**, the following screen appears to send messages by directly entering a telephone number.

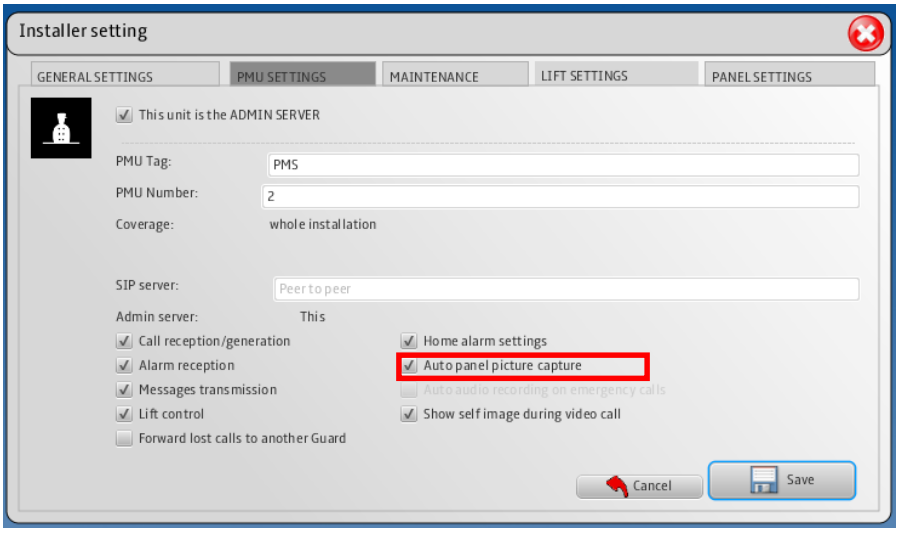
Note: *When the message is sent, a transmission confirmation window is displayed.*



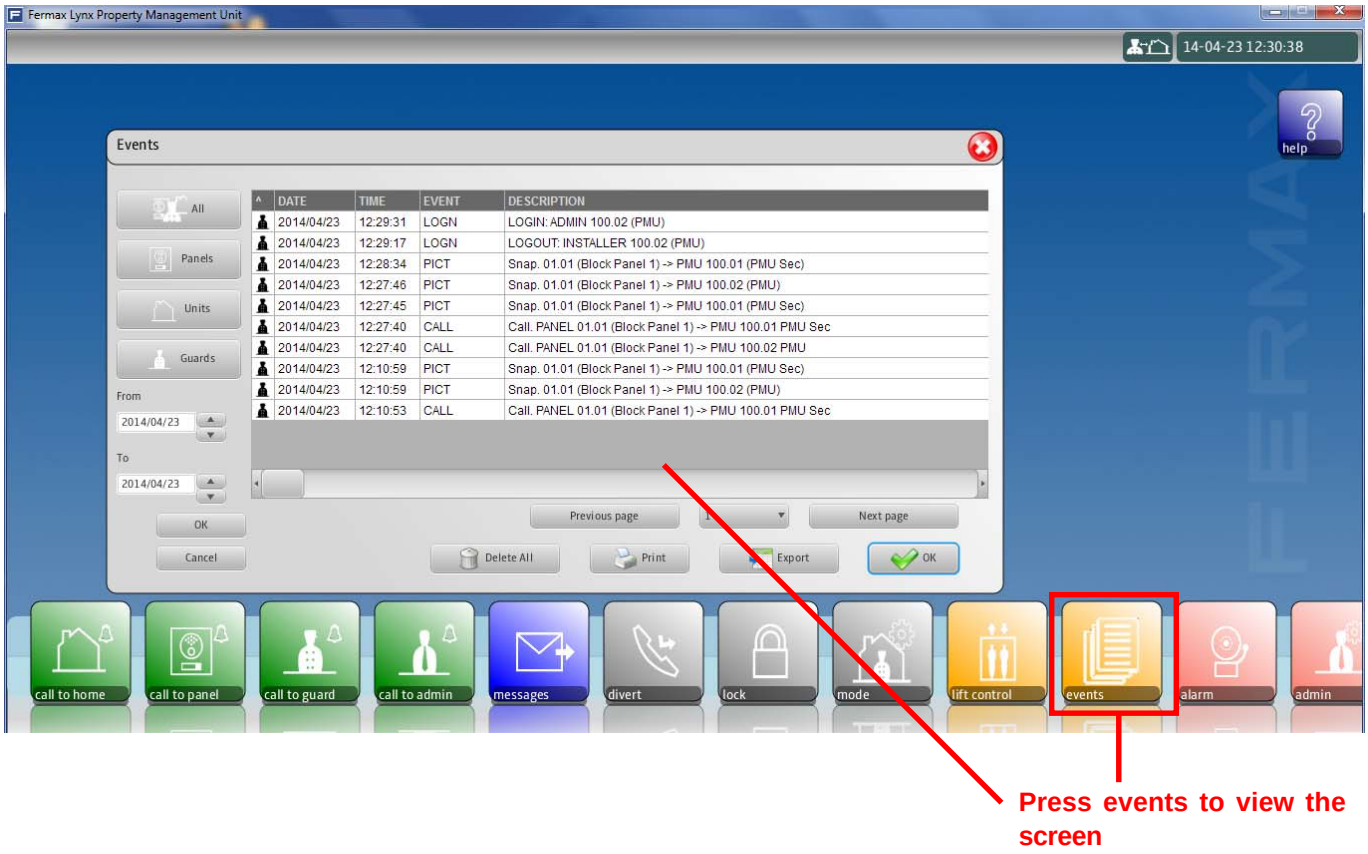
o 3.2.11 Picture capture

During the conversation, the guard may take a picture of the video transmission and save it.

Or the PMU can be configured to automatically take and save a picture of each conversation with a panel. *See point **4.2 PMU SETTINGS.***



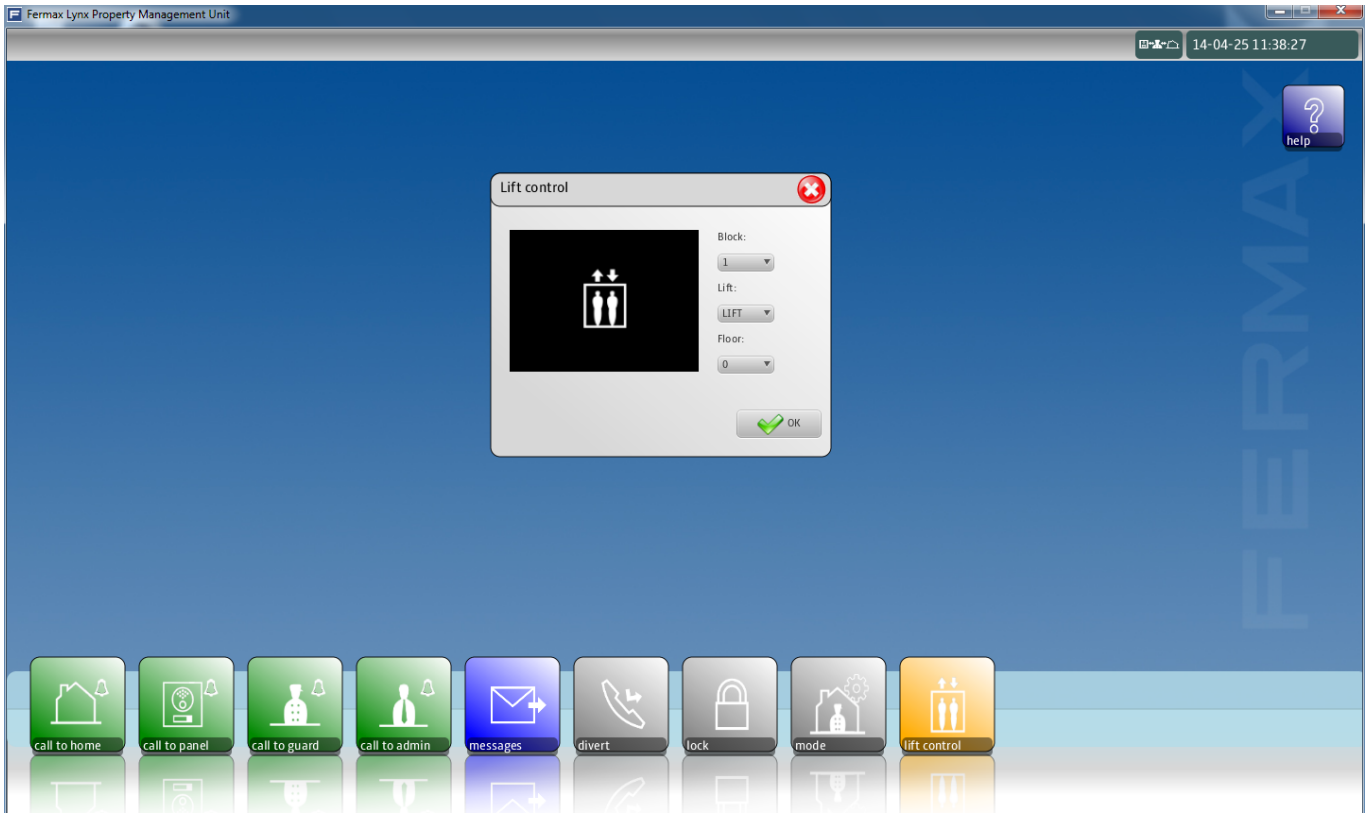
To see the pictures taken:



For more information on taking pictures see point **3.2.3.2 Receiving a call from a panel-5 Picture.**

o 3.2.12 Lift control

Upon pressing the **lifts** button, a screen appears where the guard may activate any relay to control the installation's lift, both by visitors and tenants. For this select the block number, the lift number and floor number. All of these fields have a dropdown menu to select the available parameters previously programmed by the installer and administrator. *For more details see points* ***4.4 LIFT CONTROL - Set Lift parameters*** *and* ***5.3 Lifts.***



3.3 Alarm profile

The default PMU Alarms username and password are:
- User: **alarm**
-Password: **123**

The alarm guard unit is a special guard profile that includes the capacity to receive alarms from monitors and panels in an alarm PMU.

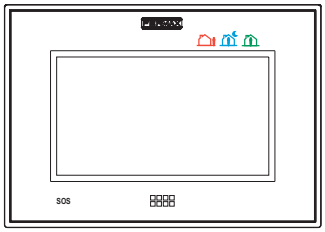
OUT mode

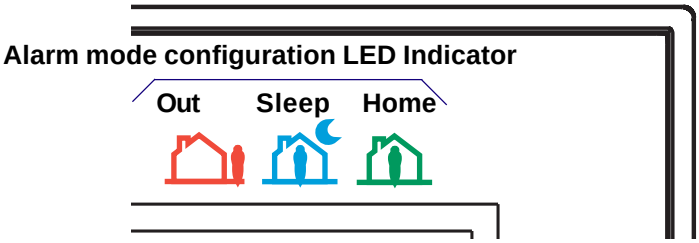
HOME mode

SLEEP mode

The users with an alarm profile, that is, the Vivo monitor, may manage a Fermax alarm via the Sensors Module.

The monitor may communicate and configure the Sensors Module and also change the alarm mode in different states. The screen displays the system's current alarm status via a LED and an icon in the start menu. When the Sensors Module receives an alarm activation in one of the sensors, this is transmitted to the monitor, and the monitor sounds the alarm and communicates with the Alarm Property Management Unit (guard), if necessary.





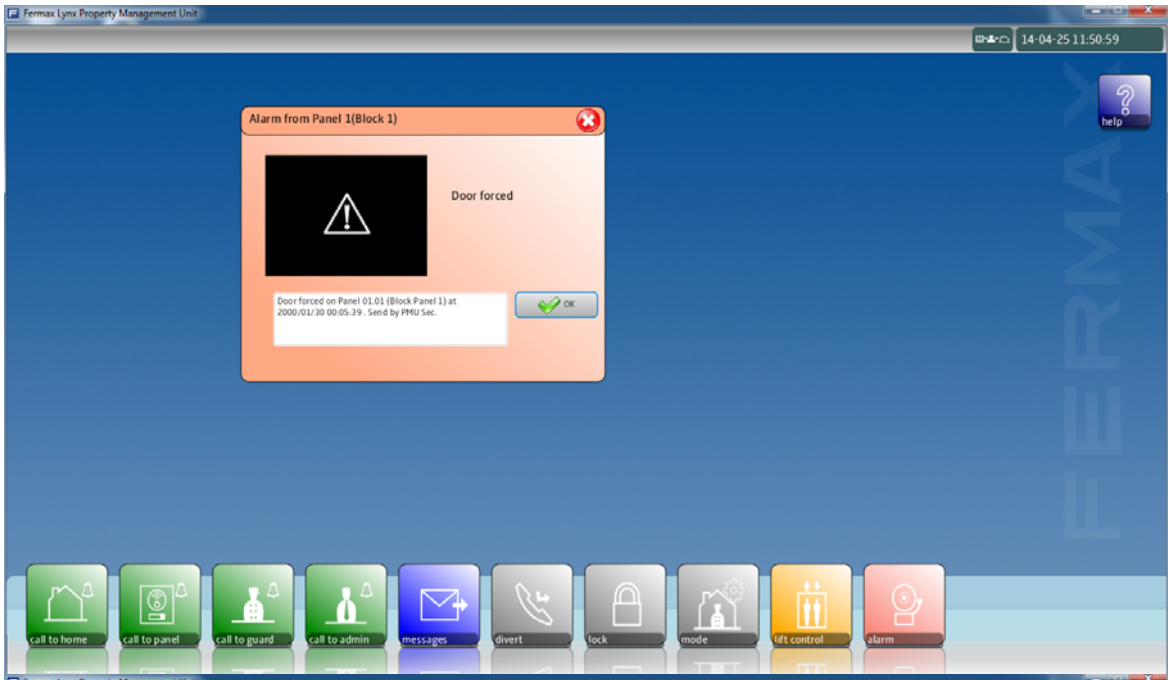
All PMU functions will be performed by the Alarm profile:

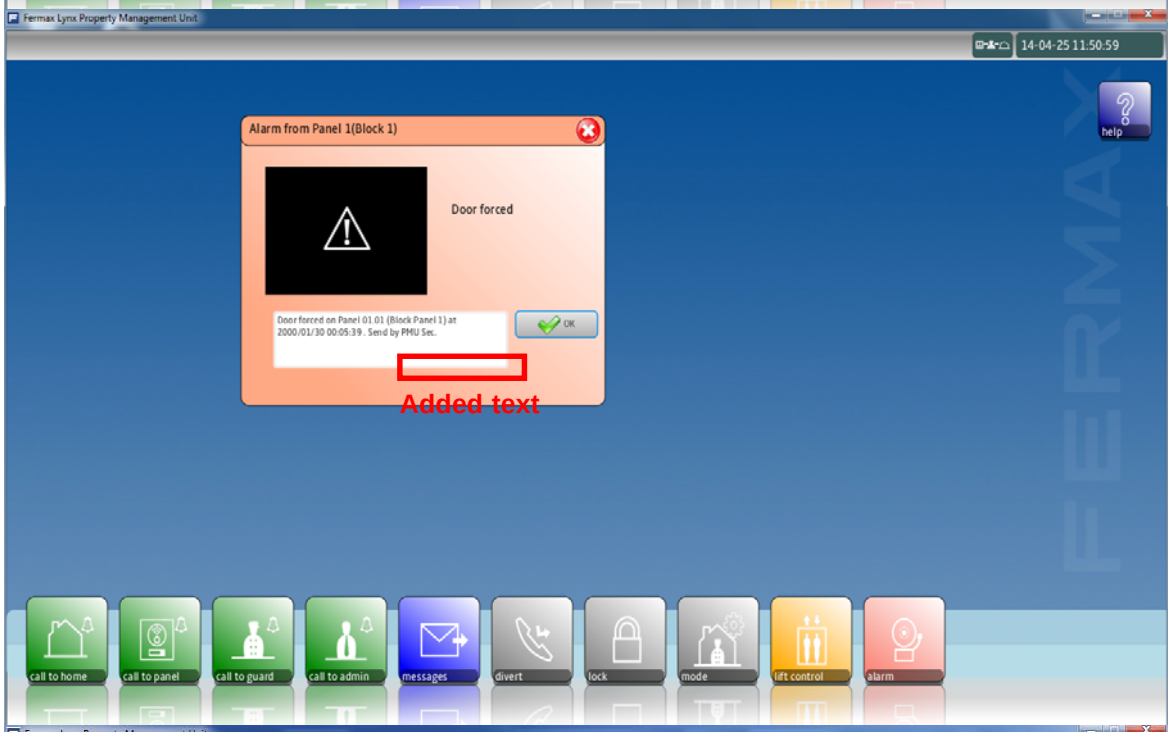
3.3.1 Alarm reception
a) From the Panel
b) From the Home (monitor):
b1) Emergency call (SOS button)
- 1. Press the SOS button for 3 seconds.
- 2. Pressing an external secondary SOS button.
2a) Silent panic alarm via the external secondary SOS button
b2) Activating the alarm system
3.3.2 Alarm settings

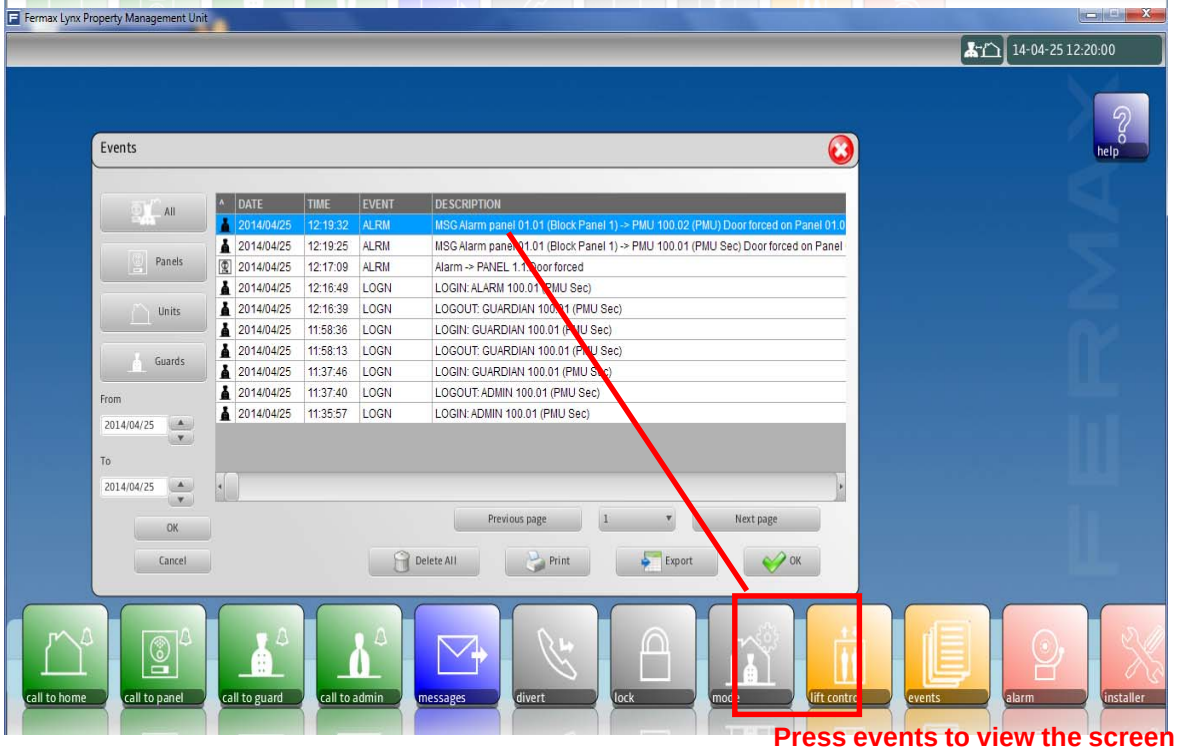
○ 3.3.1 Alarm reception

Whenever an alarm event is received a window pops up, displaying the alarm information on the screen. This window has priority over the rest.

a) From the Panel:
When the guard receives a panel alarm in the opened window, s/he may enter the information on the measures adopted with the aim of resolving the problem. This is stored in the events log.


Fermax Lynx Property Management Unit
14-04-25 11:50:59
help
Alarm from Panel 1(Block 1)
Door forced
Door forced on Panel 01.01 (Block Panel 1) at 2000/01/30 00:05:39 . Send by PMU Sec.
OK
call to home
call to panel
call to guard
call to admin
messages
divert
lock
mode
lift control
alarm


Fermax Lynx Property Management Unit
14-04-25 11:50:59
help
Alarm from Panel 1(Block 1)
Door forced
Door forced on Panel 01.01 (Block Panel 1) at 2000/01/30 00:05:39 . Send by PMU Sec.
OK
Added text
call to home
call to panel
call to guard
call to admin
messages
divert
lock
mode
lift control
alarm


Fermax Lynx Property Management Unit
14-04-25 12:20:00
help
Events
All
Panels
Units
Guards
From
2014/04/25
To
2014/04/25
OK
Cancel
DATE TIME EVENT DESCRIPTION
2014/04/25 12:19:32 ALRM MSG Alarm panel 01.01 (Block Panel 1) -> PMU 100.02 (PMU) Door forced on Panel 01.0
2014/04/25 12:19:25 ALRM MSG Alarm panel 01.01 (Block Panel 1) -> PMU 100.01 (PMU Sec) Door forced on Panel
2014/04/25 12:17:09 ALRM Alarm -> PANEL 1.1 Door forced
2014/04/25 12:16:49 LOGN LOGIN: ALARM 100.01 (PMU Sec)
2014/04/25 12:16:39 LOGN LOGOUT: GUARDIAN 100.01 (PMU Sec)
2014/04/25 11:58:36 LOGN LOGIN: GUARDIAN 100.01 (PMU Sec)
2014/04/25 11:58:13 LOGN LOGOUT: GUARDIAN 100.01 (PMU Sec)
2014/04/25 11:37:46 LOGN LOGIN: GUARDIAN 100.01 (PMU Sec)
2014/04/25 11:37:40 LOGN LOGOUT: ADMIN 100.01 (PMU Sec)
2014/04/25 11:35:57 LOGN LOGIN: ADMIN 100.01 (PMU Sec)
Previous page
1
Next page
Delete All
Print
Export
OK
call to home
call to panel
call to guard
call to admin
messages
divert
lock
lift contro
events
alarm
installer
Press events to view the screen

b) From the Home (monitor):

b1) Emergency call (SOS button)

The emergency call is a special call for the Property Management Unit of **Alarms** (PMU) that is responsible for receiving these types of calls.

Notes:

- For the SOS button to work there must be an ALARM PMU and it must be online, otherwise, there will not be a response when the SOS button is pressed.

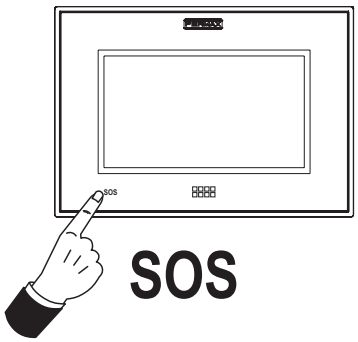
*- The "receive alarms" option from the PMU must be activated (tick), see point **4.2 PMU SETTINGS.***

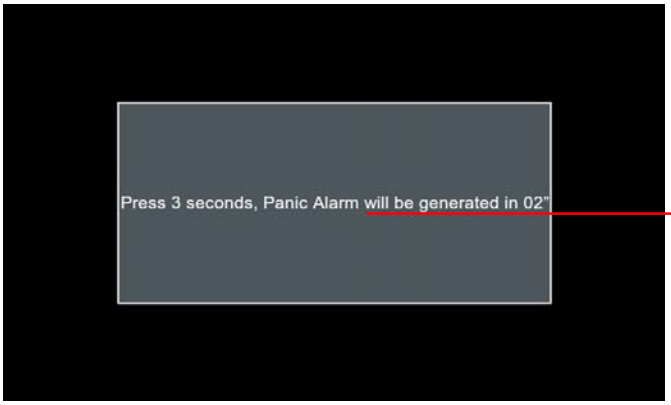
- The PMU in Installer and Administrator (Admin) mode, may also receive SOS calls, but normally they are not used by the guards.

1. Press the SOS button for 3 seconds. The monitor shows a message indicating that the emergency call will be sent in 3 seconds (displaying a countdown), besides sounding an alarm.

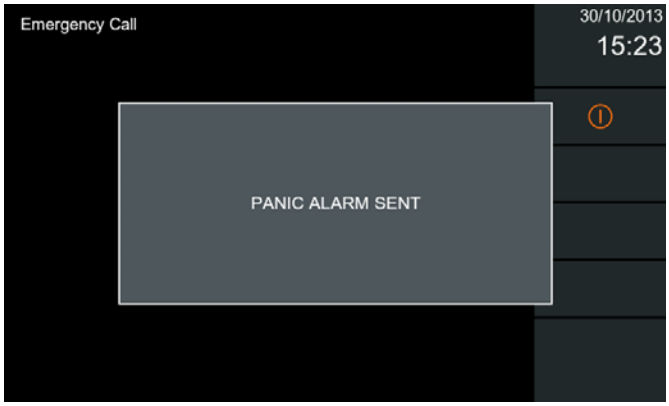
The user must maintain the emergency button pressed for 3 seconds in order to send the emergency call to the alarms PMU.

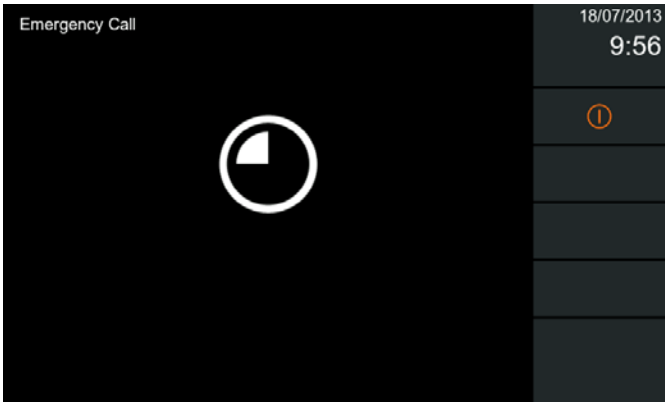
If the emergency call is sent to the Alarms PMU, when the guard responds to the call, video and audio communication is established between the PMU Alarms.

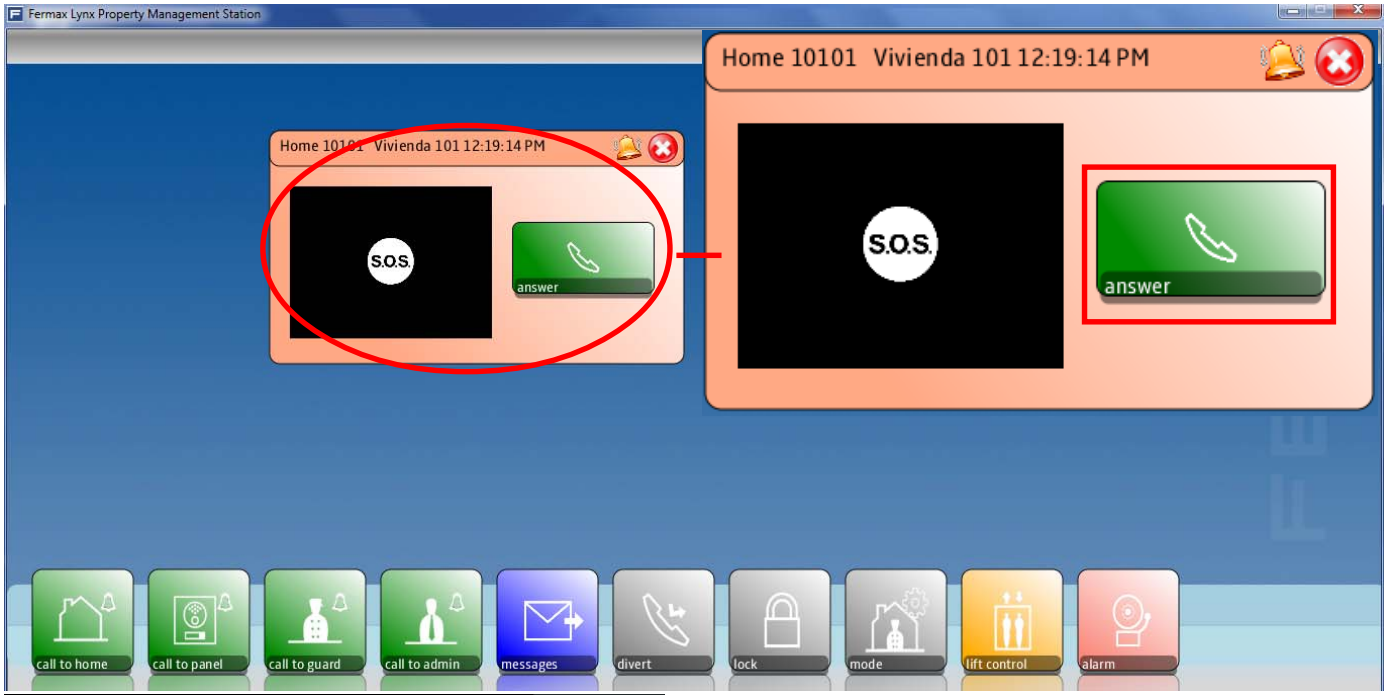




The time remaining is displayed: 02", 01"



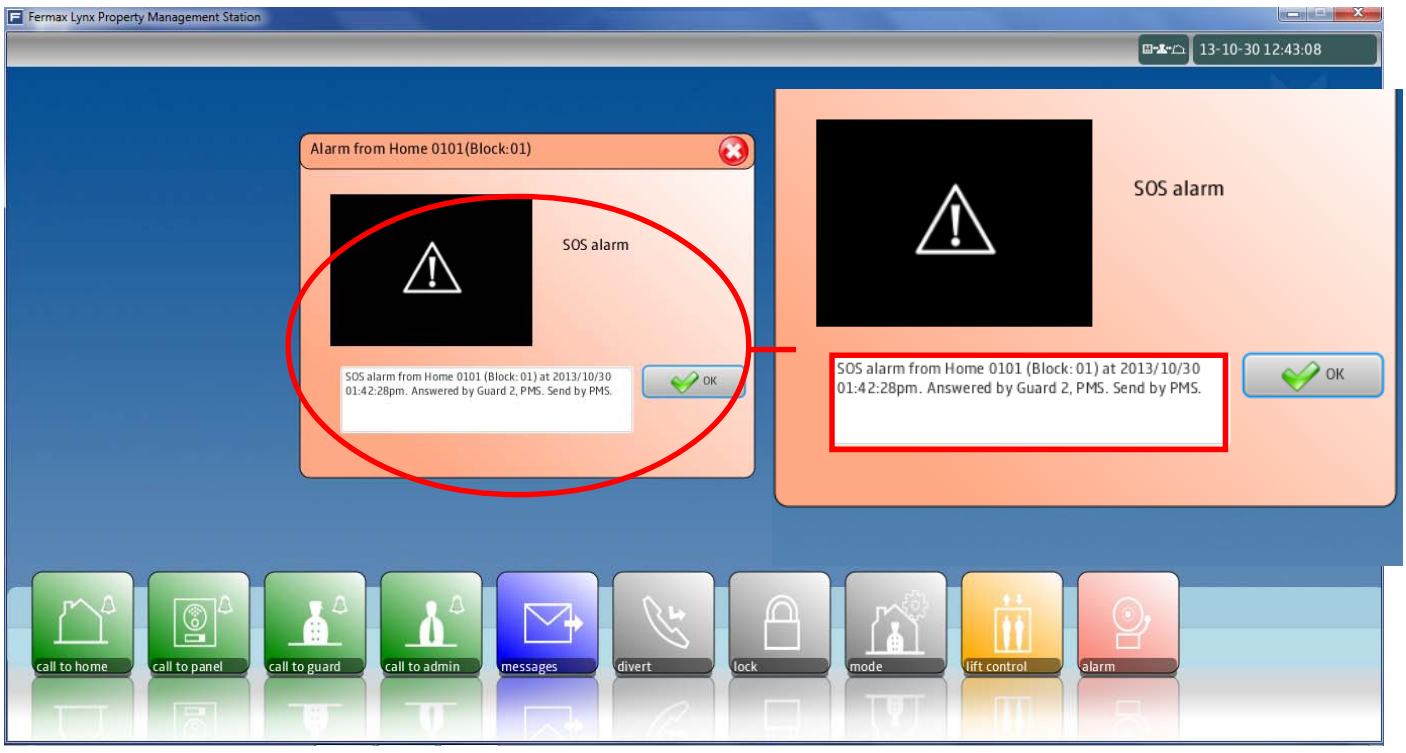




To end the conversation press the end of conversation icon, if not the conversation will be disconnected after 90 seconds.

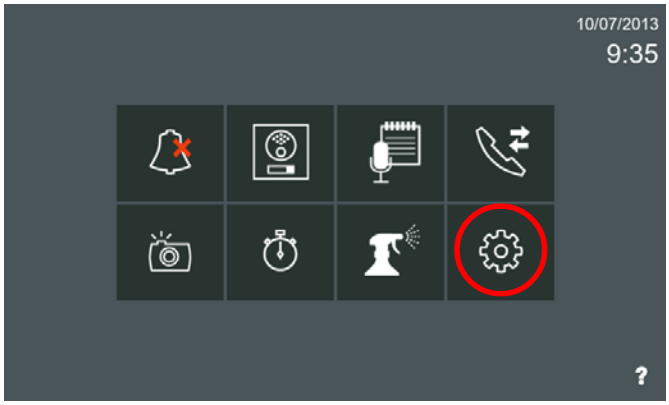
2. By pressing an external SOS button, (that is, for example, a button in the bathroom, bedroom...) directly connected to this monitor (to the emergency terminals: NG, P). It is instantaneous. The monitor only sends a panic message to the Guard unit. An alarm sounds for 1 minute on the monitor.

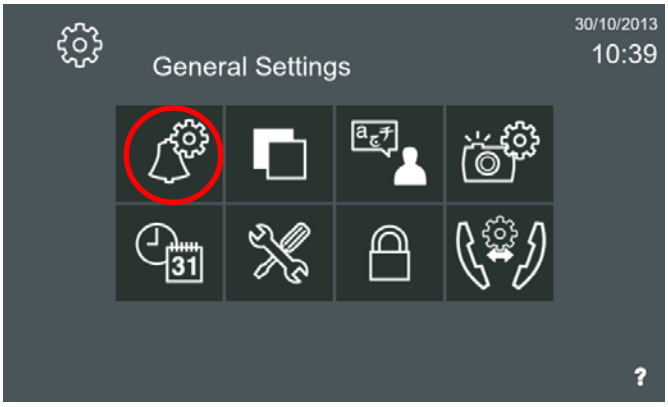
A panic message is sent to the Alarms PMU, no video and audio communication is established between the PMU Alarms and monitor since the tenant is not in front of the monitor.

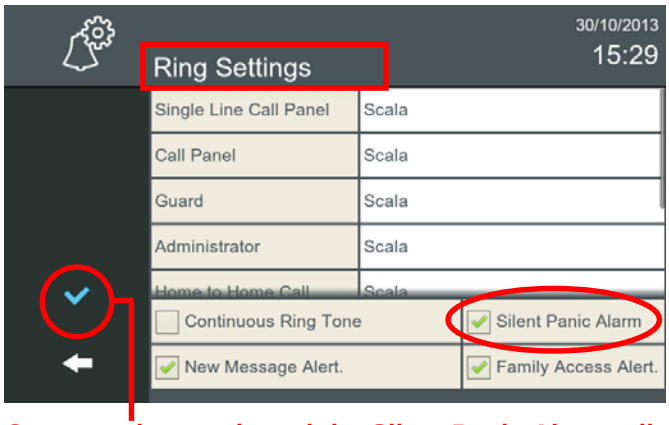


2a) Silent panic alarm via the external secondary SOS button. When the button is pressed, an alarm sounds for 1 minute on the monitor. To stop the sound follow these steps. The monitor continues sending the panic message to the Alarms PMU, but without reproducing the alarm's sound on the monitor.

For this press **General settings** and access the screen with the **Call settings option.** *For more information on the monitor, see the VIVO Monitor manual cod. 97721, available at www. fermax.com).*







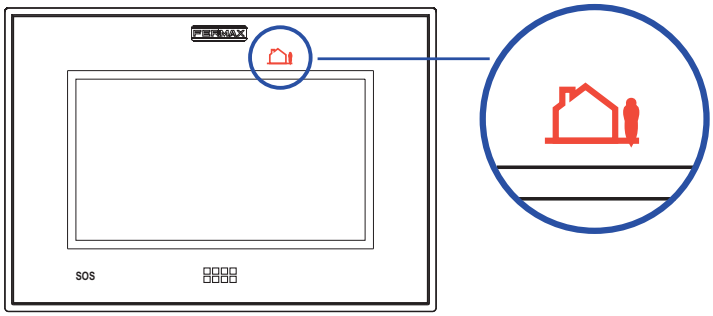
- ***Note:*** *In order to exit this start menu, press the intuitive icons displayed on the monitor, such as: arrows, icons corresponding to the screen you are currently on, by pressing the MENU button, or by time, since after 30 seconds the monitor returns to standby (screen off).*

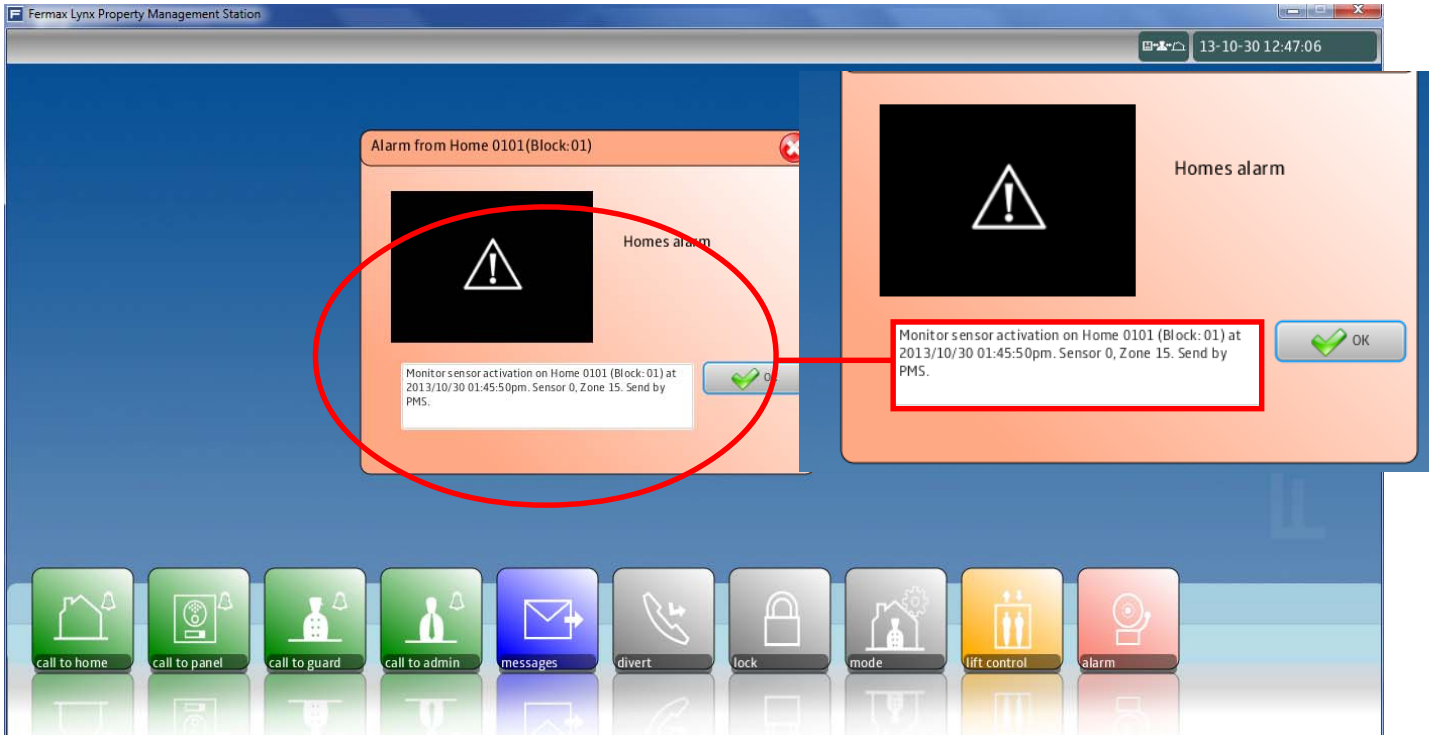
Once you have selected the Silent Panic Alarm, click to validate it.

b2) Activating the alarm system If an alarm is detected, an alarm message is sent to the Guard showing the sensors activating the alarm.

Note: *You always hear an alarm sound on the monitor. You can cancel it by entering the alarm PIN, (which by default is 0000).*

A alarm message is sent to the Alarms PMU, no video and audio communication is established between the PMU Alarms and monitor since the tenant is not in front of the monitor.





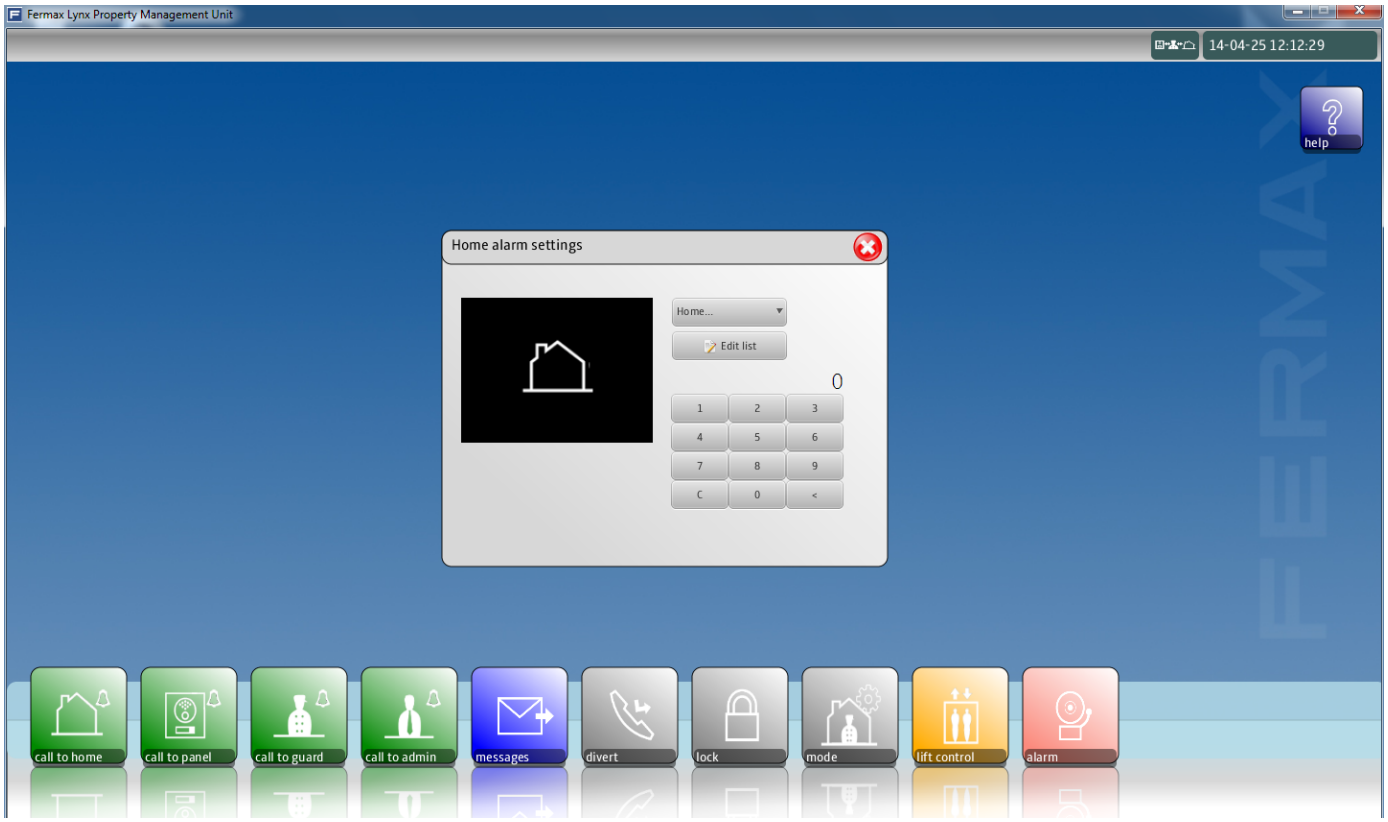
₀ 3.3.2 Alarm settings.

The alarms guard unit may *(if enabled, see point **4.2 PMU SETTINGS**)*, check the alarm system's status of each monitor and change it in virtue of tenant's request.

Once the unit (monitor) has been selected, you can view the current alarm system status (OUT- HOME- SLEEP mode) and the 16 sensors status:

- OFF (not set)
- ON (activated)
- ON (set and active: an alarm is detected)

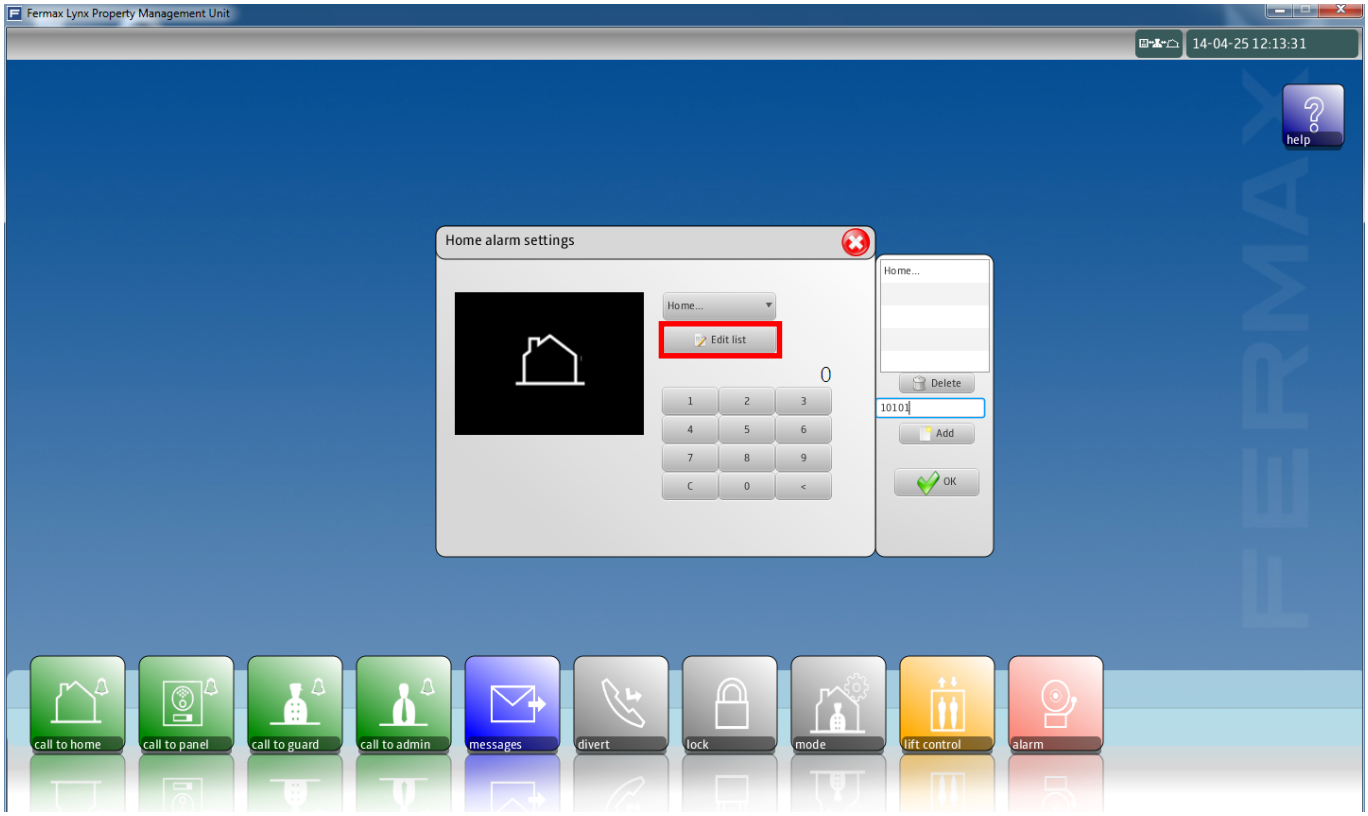
The alarm guard unit may change the current state of the alarm system.

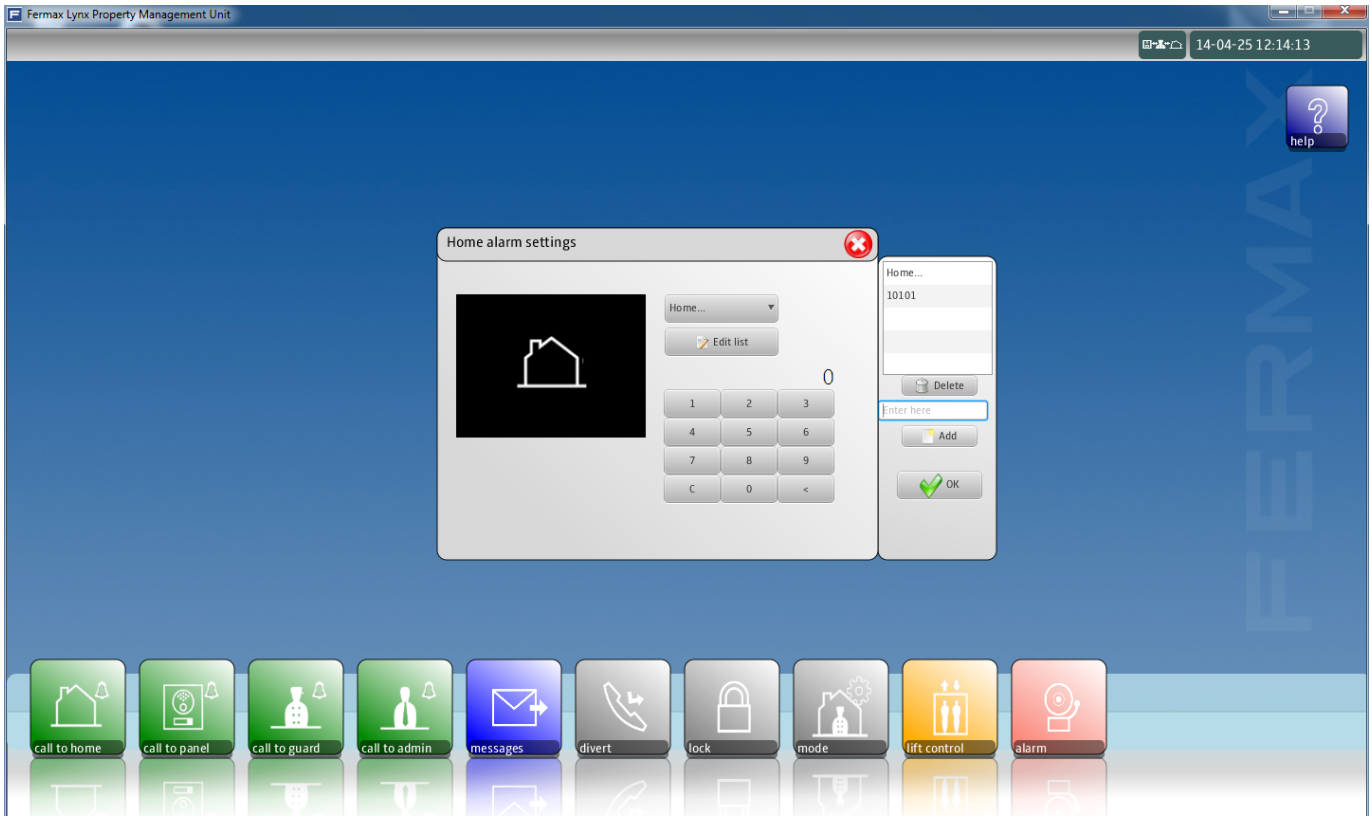


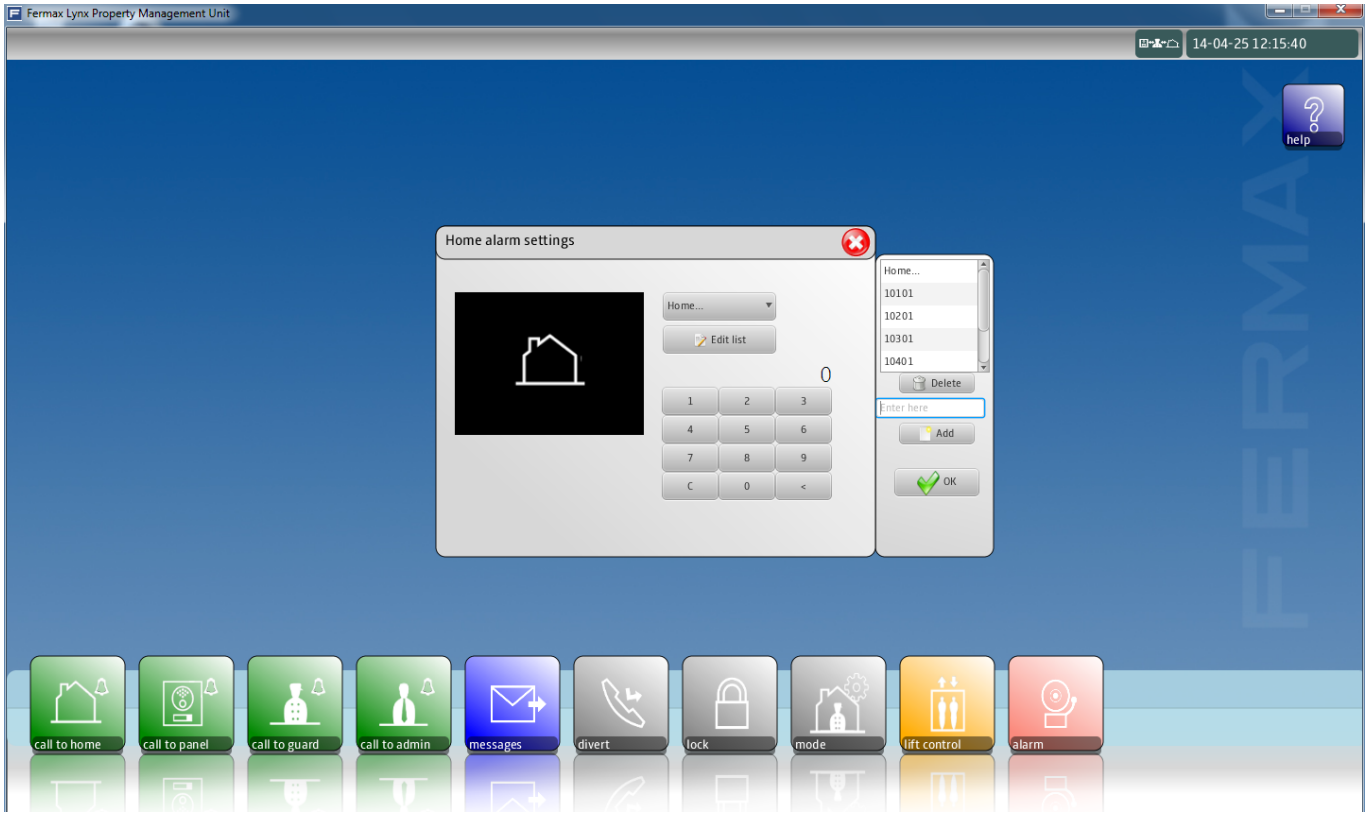
Press **Edit list**, a window opens where you can **add** homes. The Guard enters the home's number. The house number must be entered in the following manner: 2 digits indicating **the block number** and the 4 digits indicating the **house number**, (the zeros to the left may be omitted). Several homes may be entered.

For example:

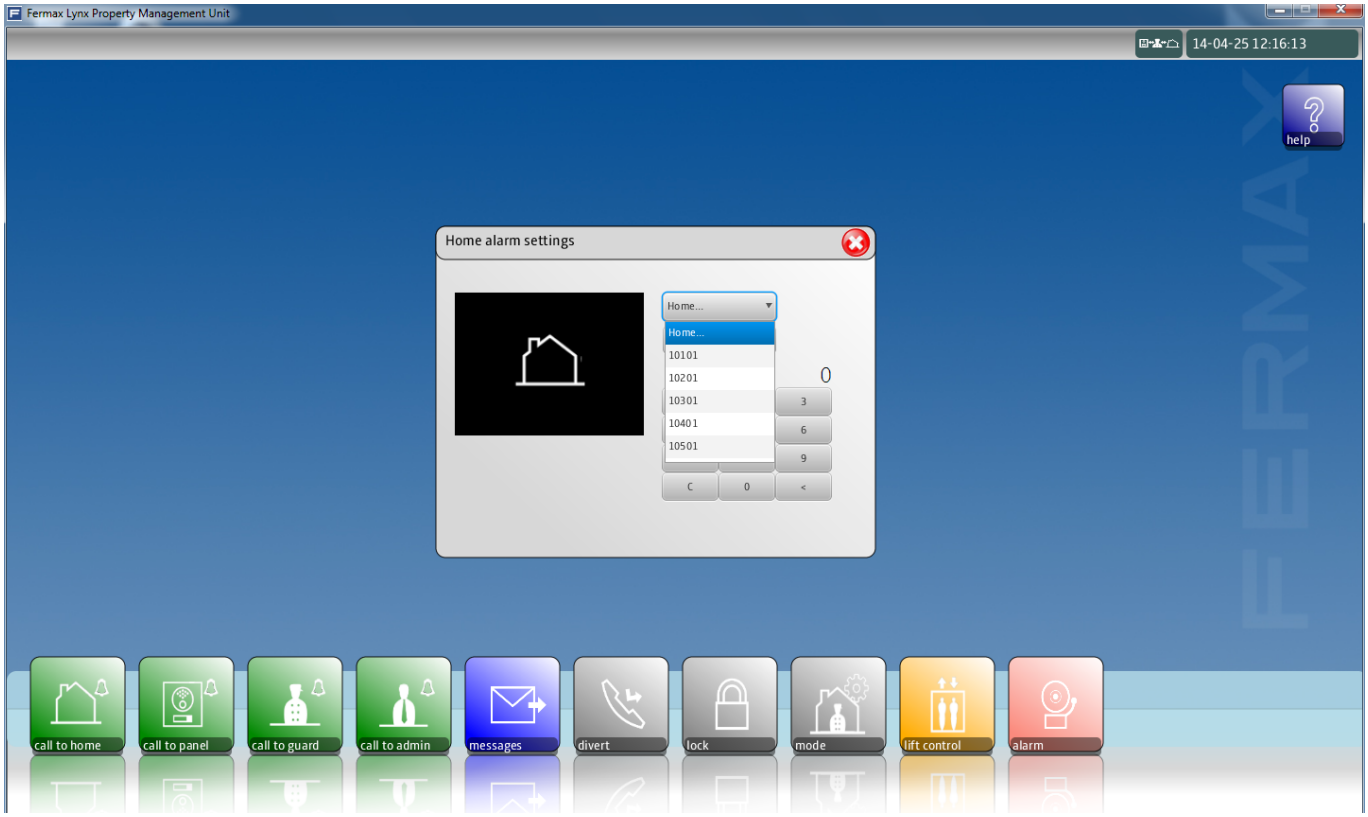
- House 101 of Block 01: The digits to be entered are: 10101
- House 101 of Block 00: The digits to be entered are: 101

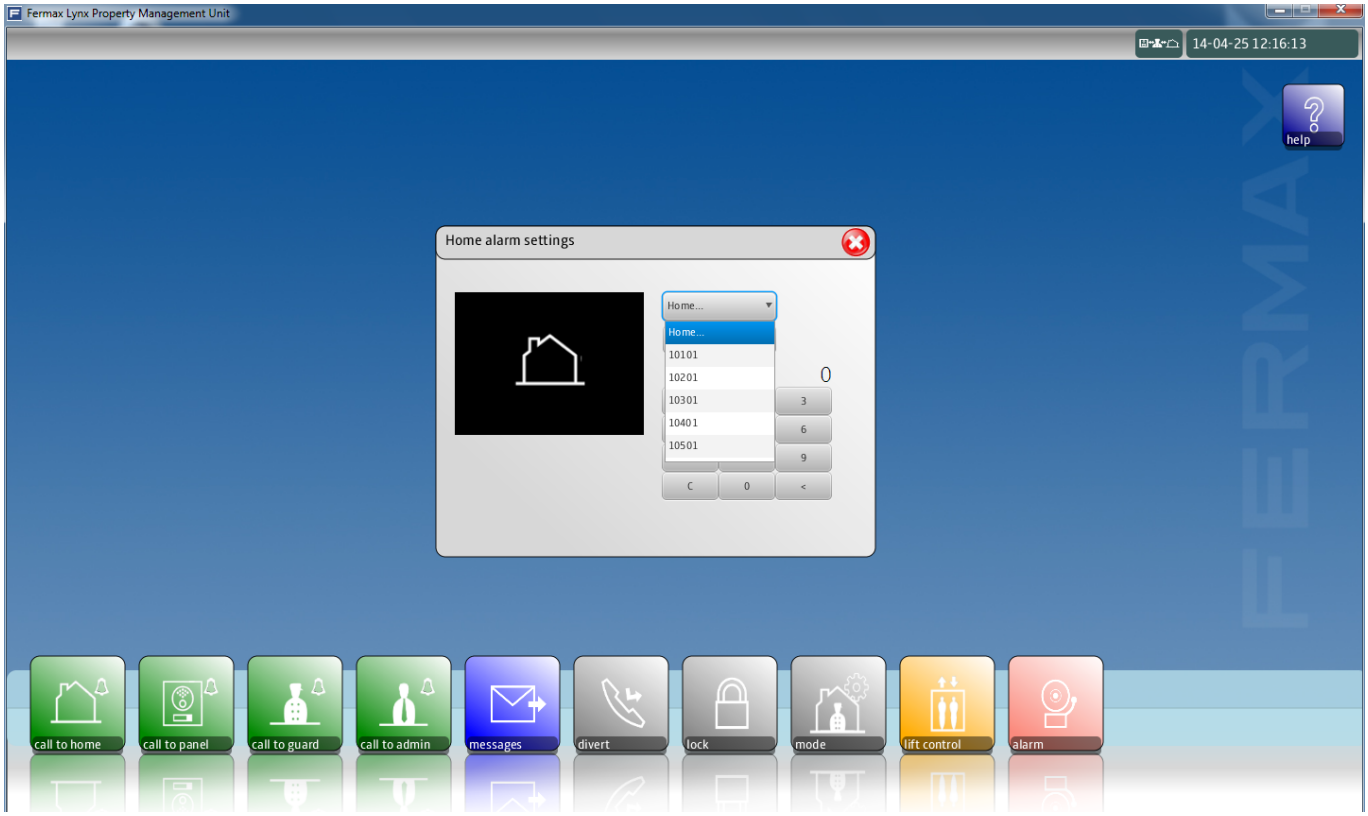




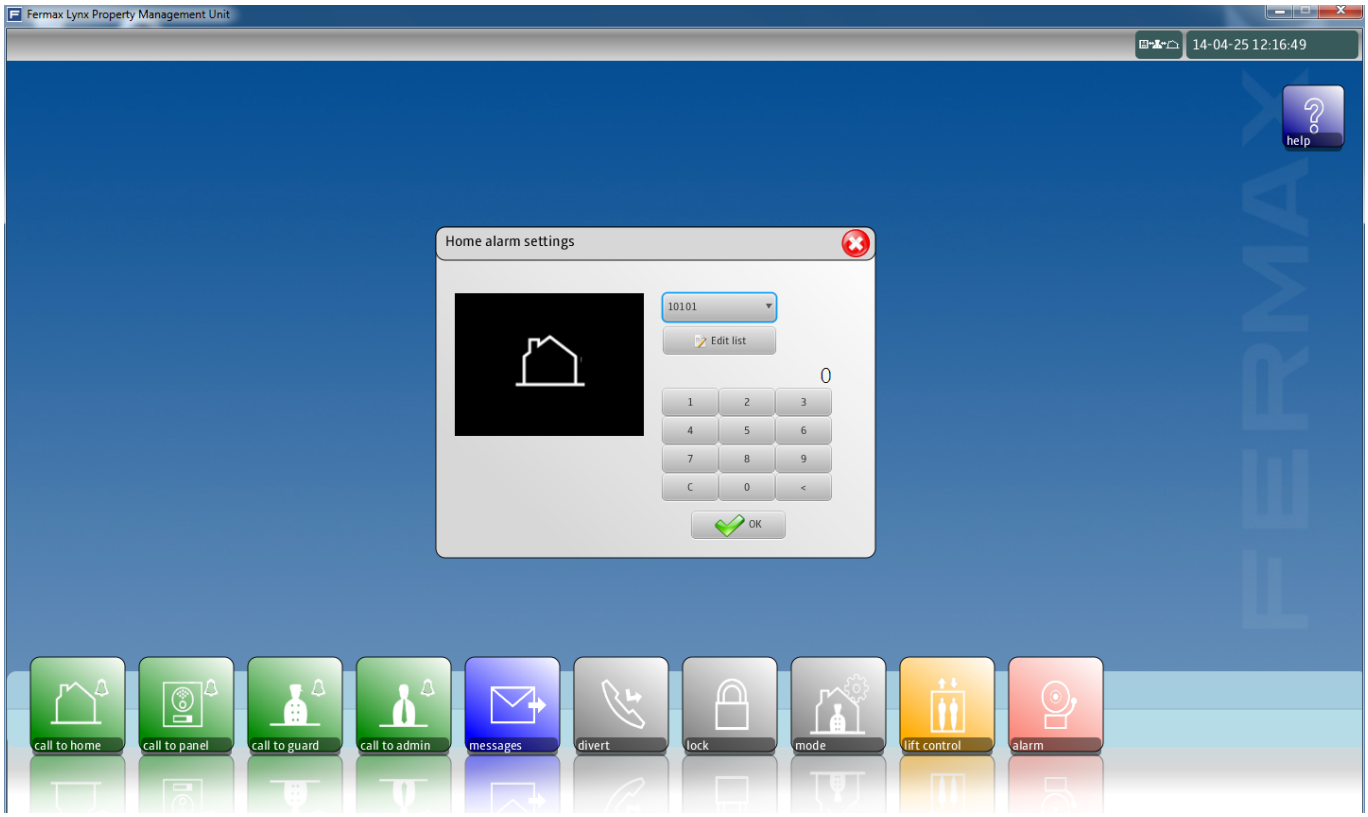


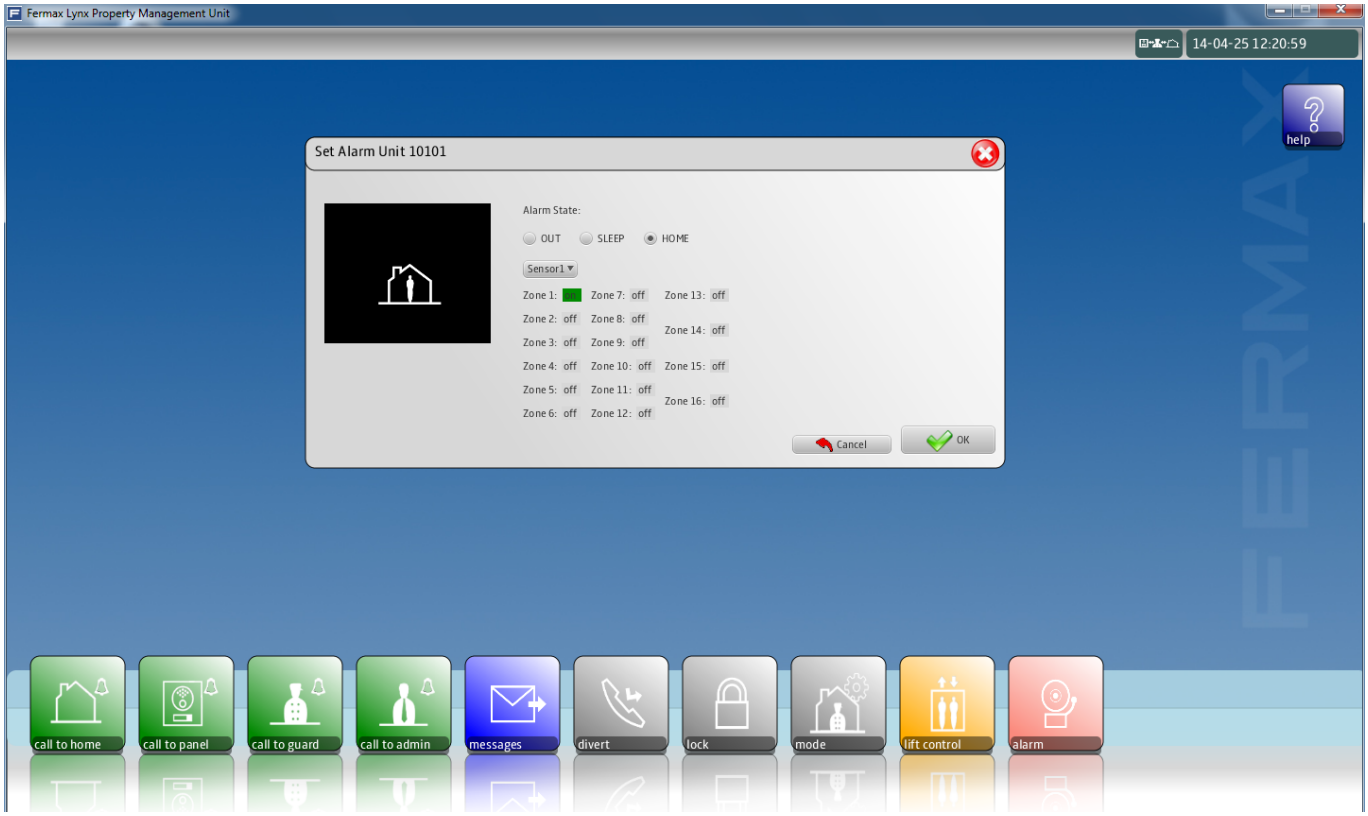
Once the homes are entered in the **Edit list**, we can then select **Home** and select the home to check the status of the monitor's alarm system and change the mode relative to the tenants request.

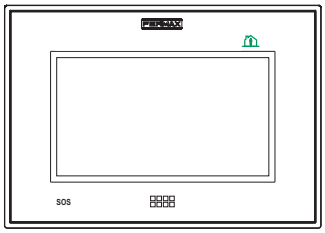




Having selected the home, if we press Accept we open a window in which we view the current status of the monitor's alarm system, and on this window you can change the mode relative to the tenants request.



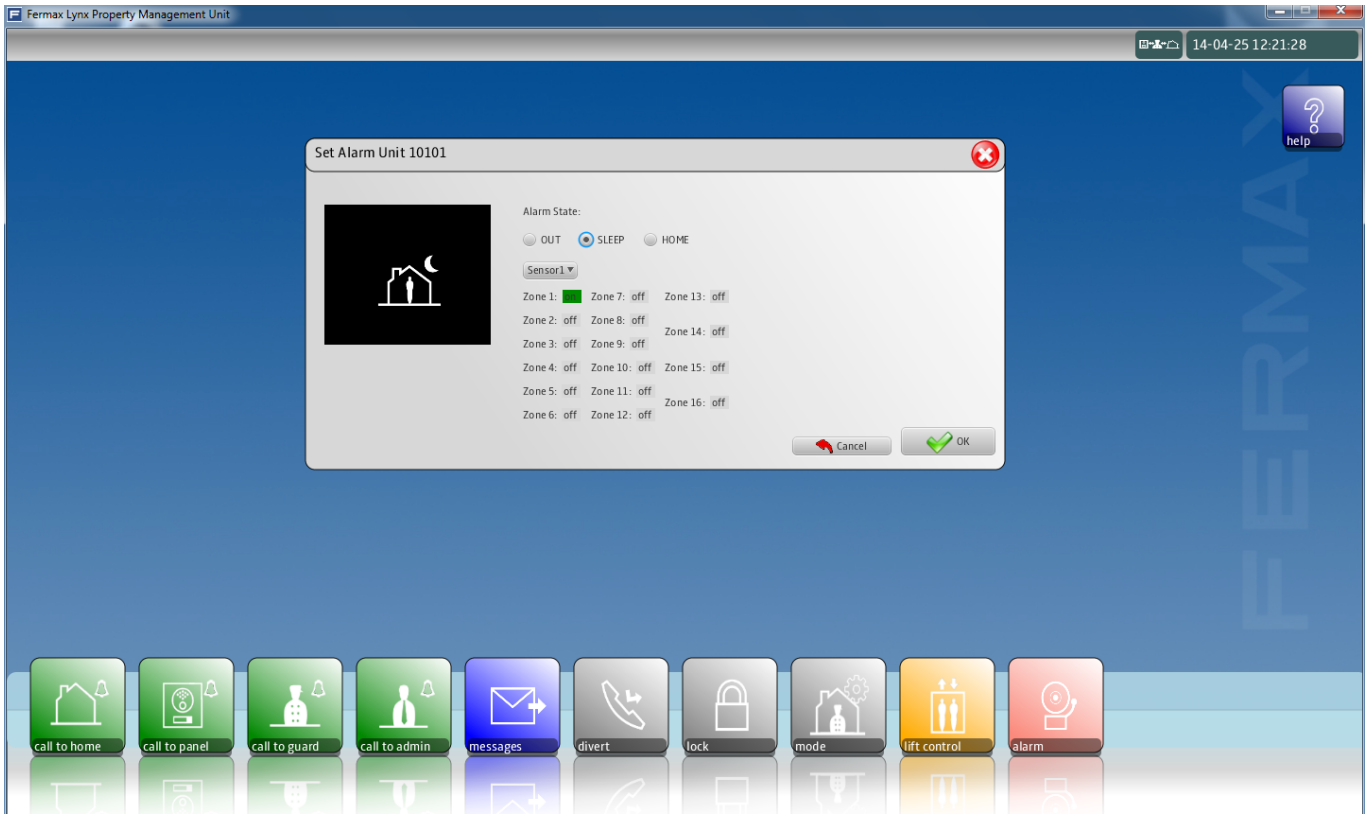




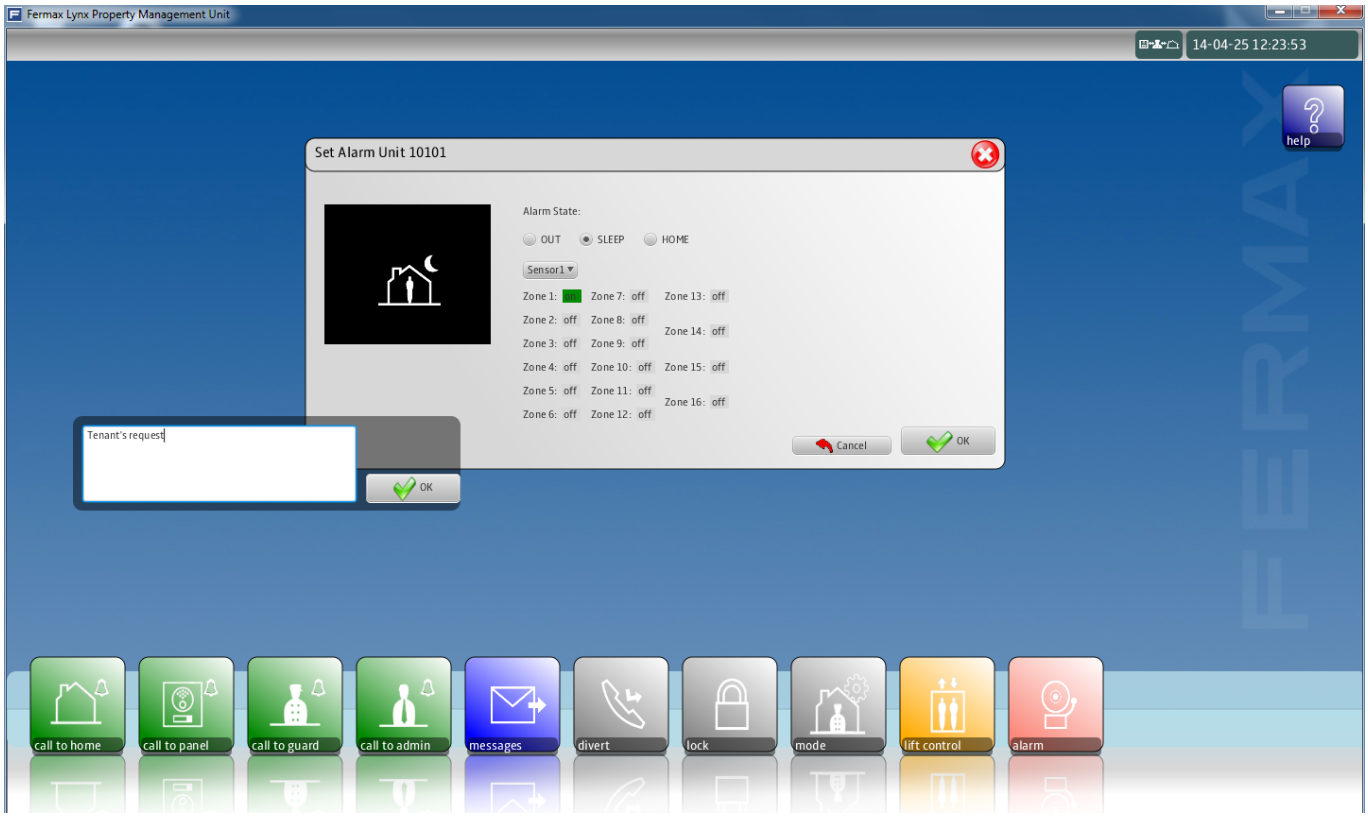
Alarm mode configuration LED Indicator

HOME mode

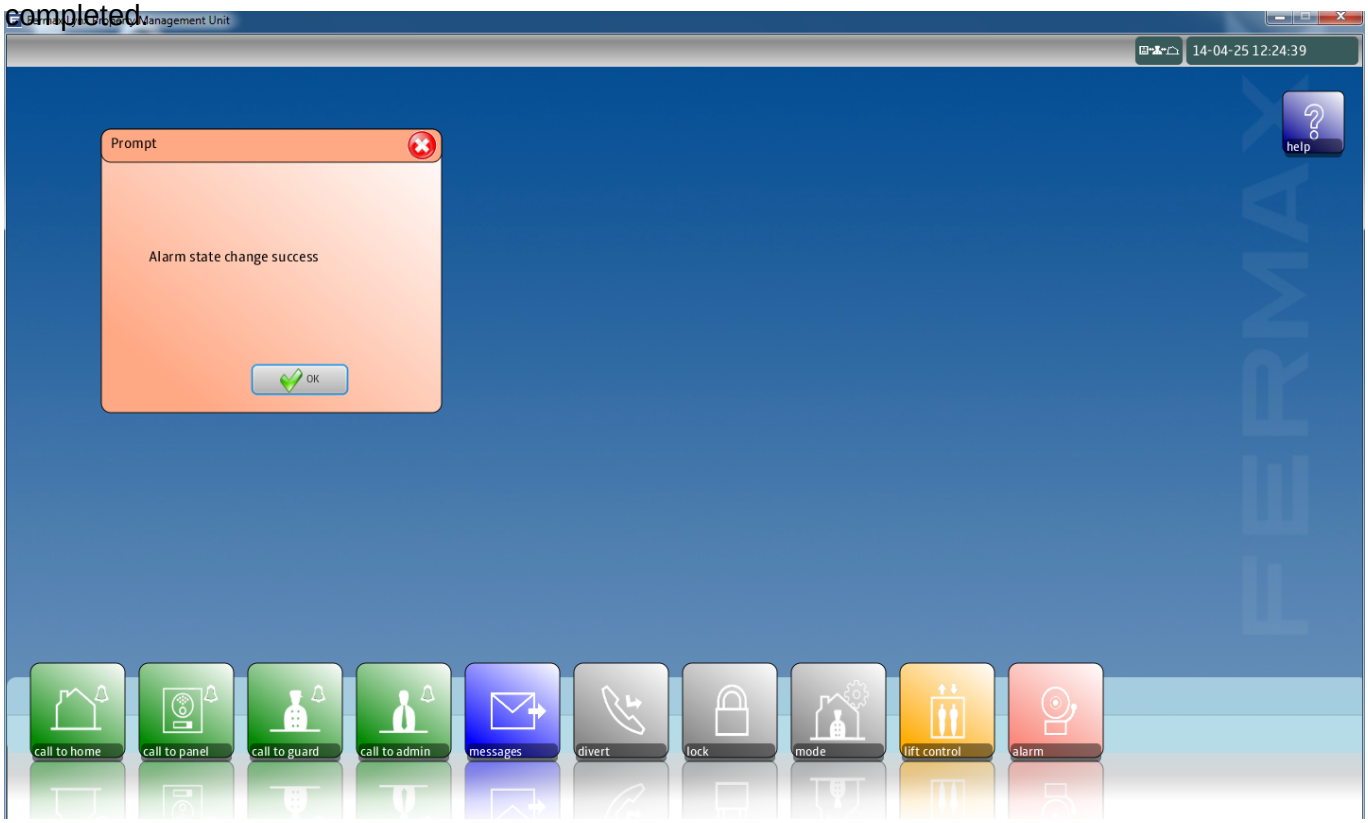
For example, you can change to NIGHT mode and press Accept.



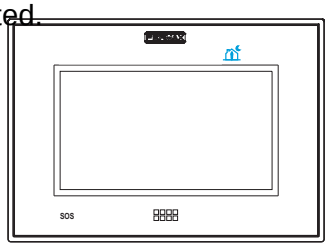
Upon pressing Accept, you open a window to indicate via text a comment that is saved in the events log.



Once the text is defined and you press Accept, a window opens indicating that the operation has been completed.

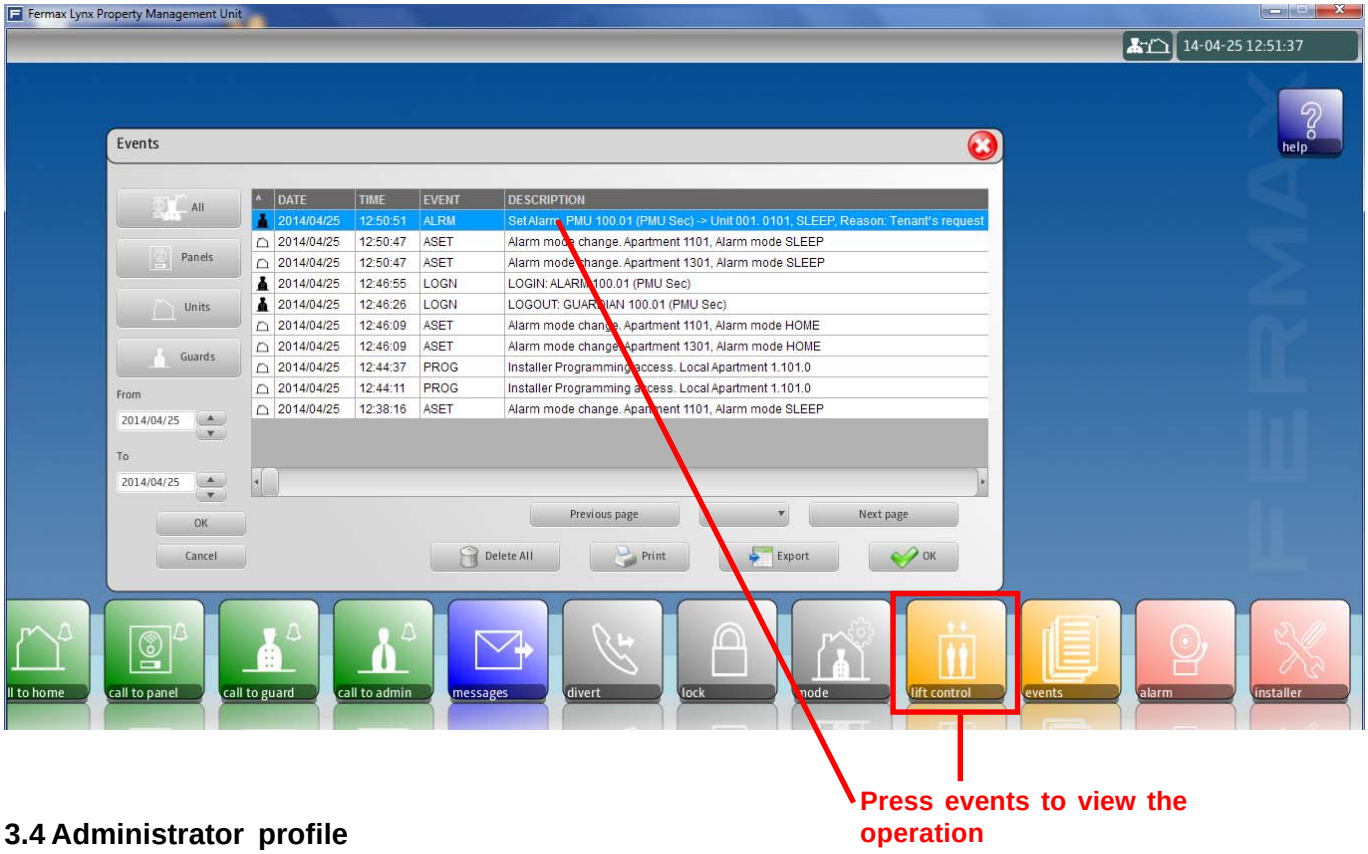


Once the text is defined and you press Accept, a window opens indicating that the operation has been completed.



Alarm mode configuration LED Indicator

SLEEP mode



3.4 Administrator profile

The default PMU Administrator username and password are:
- User: **admin**
-Password: **123**

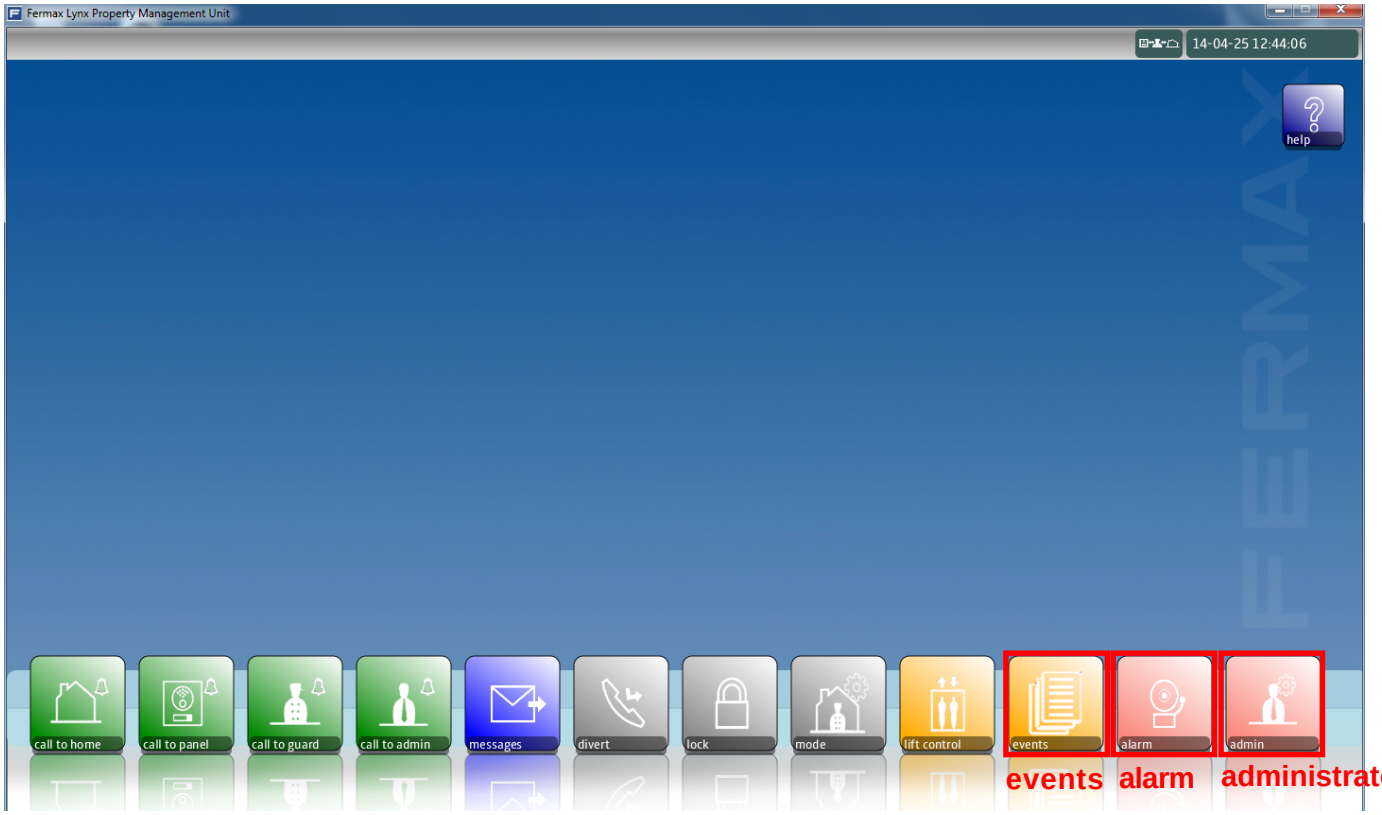
The PMU with an administrator profile may use the same functions as the PMU with the Guard unit, but with greater privileges, which include:

- 3.4.1 Accessing the events log
- 3.4.2 Administrator configuration
- 3.4.3 Alarms.

All PMU functions performed by the Guard profile:

1. Receive calls from homes, panels and other PMU.
2. Receive Messages
3. Call to homes
4. Connect with the Panel
5. Calling another PMU guard unit
6. Call the PMU administrator
7. Send message
8. Divert Calls.
9. Block the application
10. Selecting the PMU's mode
11. Lift Control

*See the function descriptions in **3.2 Guard Profile.***



○ 3.4.1 Accessing the events log

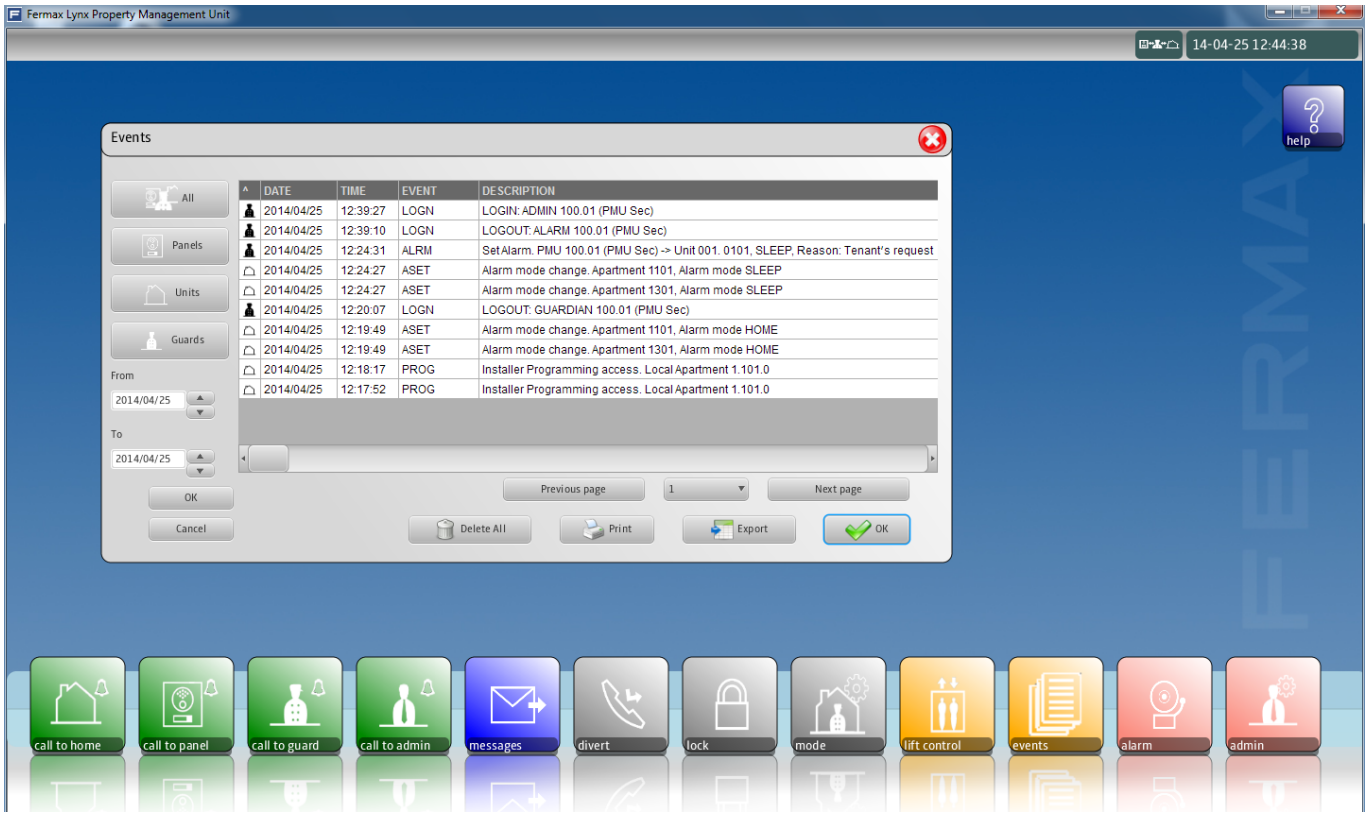
Any event or action received or activated in the PMU is automatically registered in detail into the **PMU server** database or database Server. The panel and monitor events are also sent and registered here.

The events are registered with the date and time, type of event, origin and description. These are displayed in a window in real time as they are generated (if the window is open), if not, it is stored and when the window is opened they are displayed.

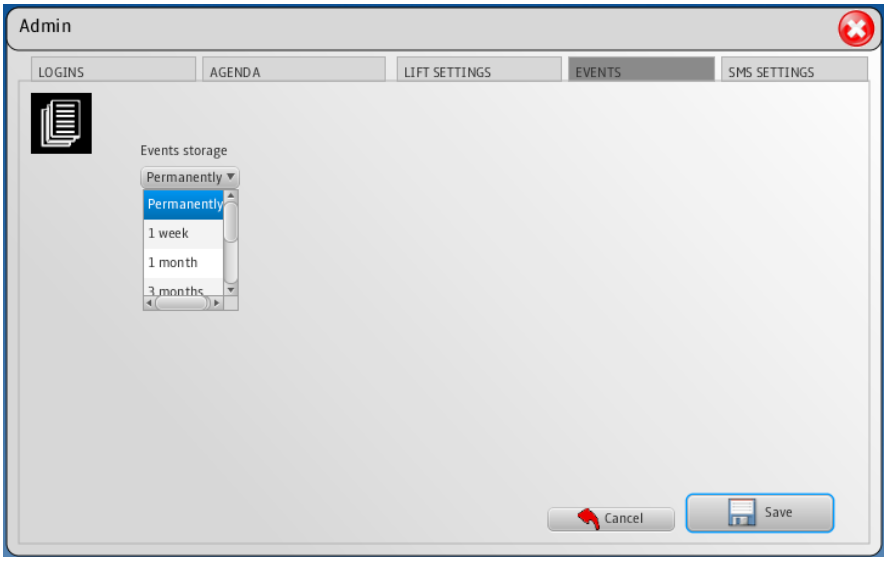
There are different filters that may be applied to facilitate the search for information: date, type of events such as Panels, Homes...etc.

The events may also be printed or exported to an Excel file.

Events may be deleted by pressing "Delete all."



Note: *On the* ***EVENTS*** *screen, you can configure the event storage policy from 1 week to "permanently" depending on the settings established by the Administrator. For more details on this go to* ***5.4 EVENTS,*** *.*

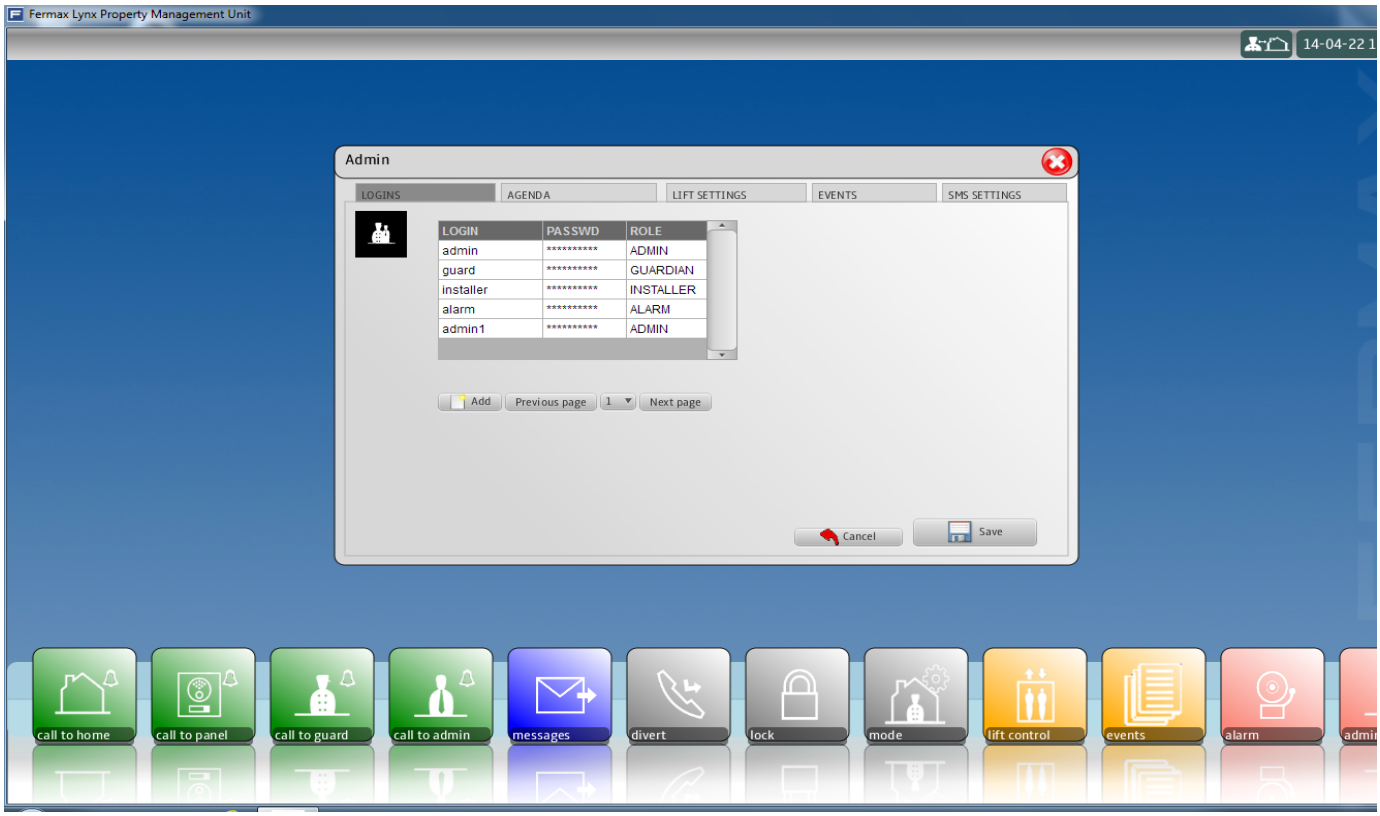


3.4.2 Administrator configuration

The **administrator** has the special privilege to configure all of the tenant information and permits, create and modify logins (user/password), access control and events. It is the administrator's responsibility to configure this information with the aim of completing the databases with the necessary information for optimal system performance.

The different screens to be configured by the administrator are:
(For more details on this go to ***STEP 5*** *).*

- 5.1 Users (Access profiles- LOGINS)
- 5.2 Agenda
- 5.3 Lifts
- 5.4: Events
- 5.5 SMS Settings



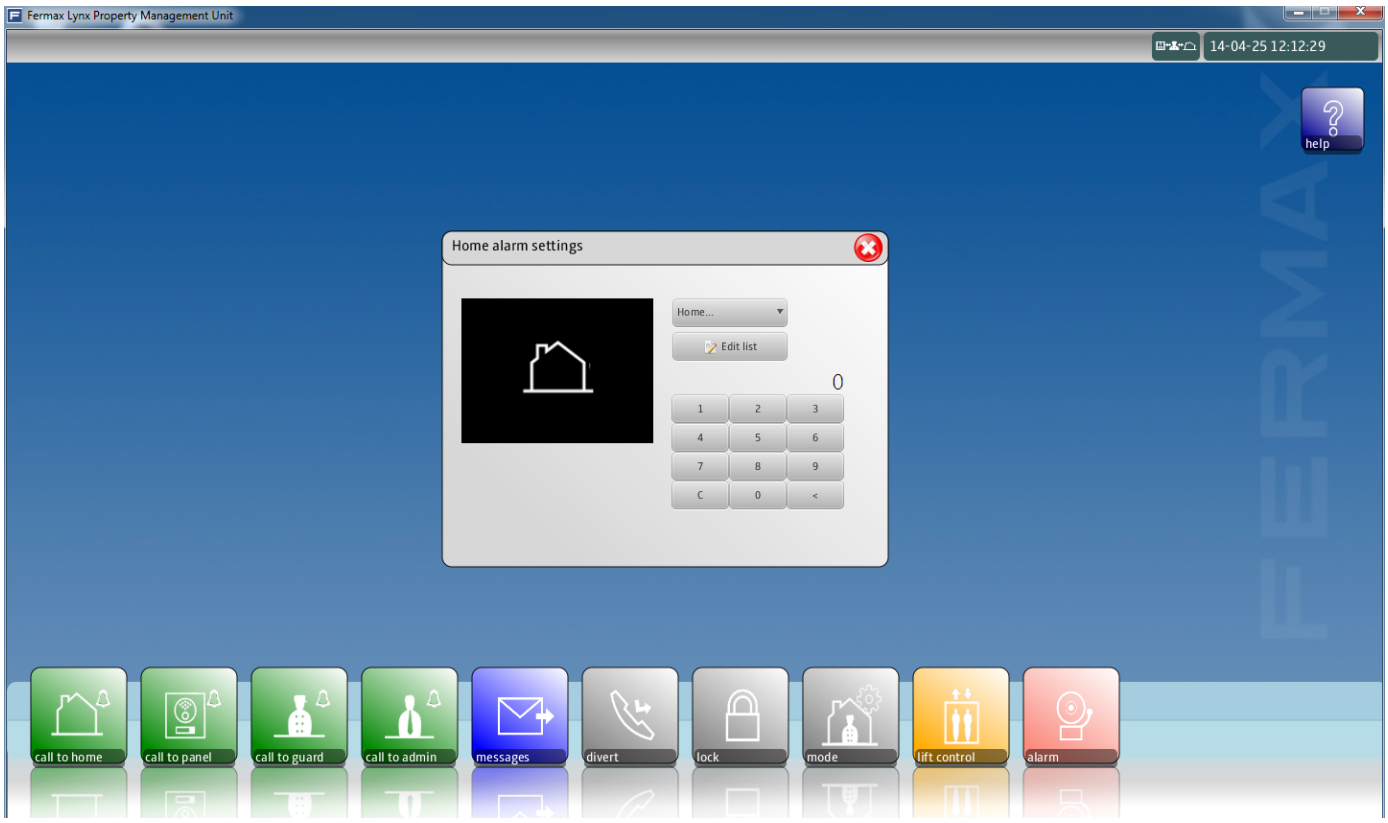
₀ 3.4.3 Alarms

The alarms function may *(if enabled, see point **4.2 PMU SETTINGS**)*, check the alarm system's status of each monitor and change it in virtue of the tenant's request.

Once the unit (monitor) has been selected, you can view the current alarm system status (OUT- HOME- SLEEP mode) and the 16 sensors' status:

- OFF (not set)
- ON (activated)
- ON (set and active: an alarm is detected)

The alarm guard unit may change the current state of the alarm system.
*(See point **3.3.2 Alarm settings,** for more details).*



The alarm guard unit is a special guard profile that includes the capacity to receive alarms from monitors and panels in an alarm PMU.

Note:

- The PMU in Installer and Administrator (Admin) mode, may also receive SOS calls, but normally they are not used by the guards.

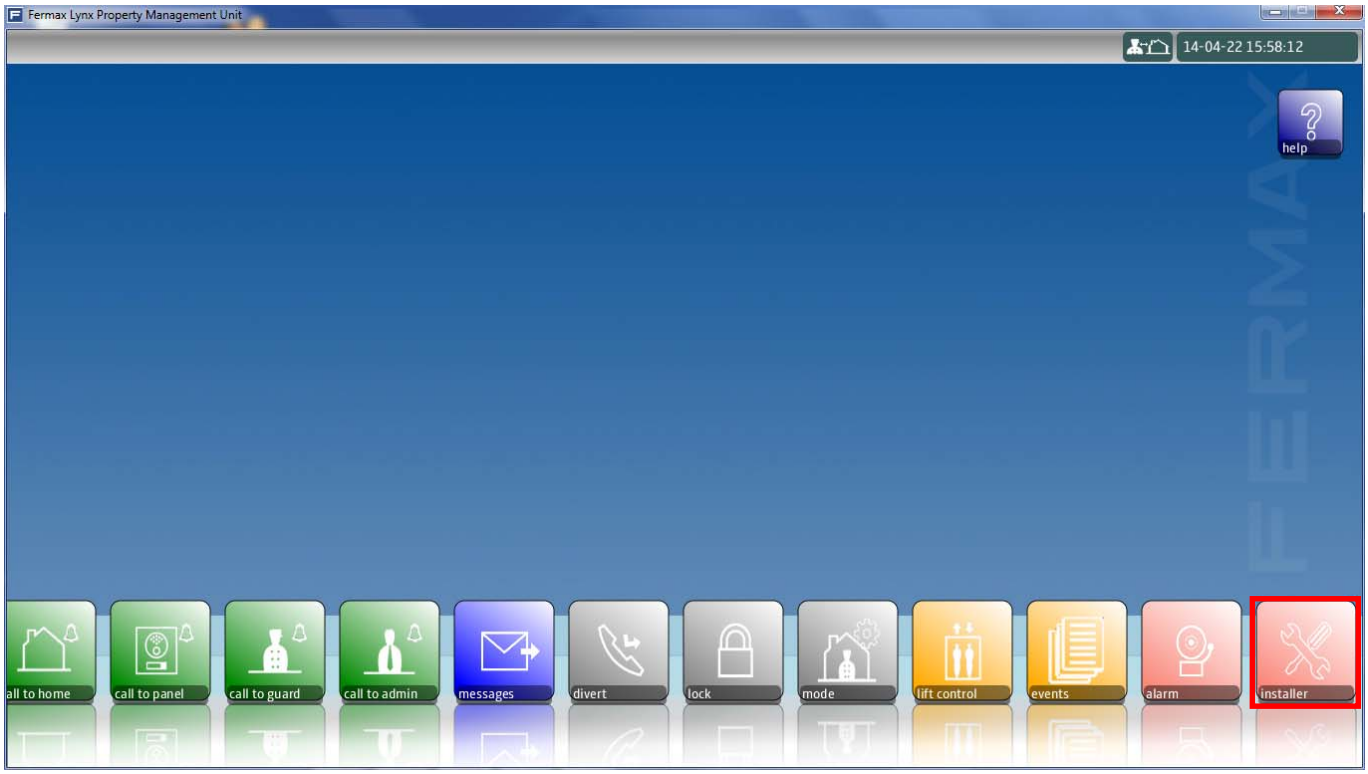
All PMU functions performed by the Alarms profile:
*(See point **3.3.2 Alarms profile,** for more details).*

3.3.1 Alarm reception
a) From the Panel
b) From the Home (monitor):
b1) Emergency call (SOS button)
- 1. Press the SOS button for 3 seconds.
- 2. Pressing an external secondary SOS button.
2a) Silent panic alarm via the external secondary SOS button
b2) Activating the alarm system

3.3.2 Alarm settings

3.5. Installer Profile

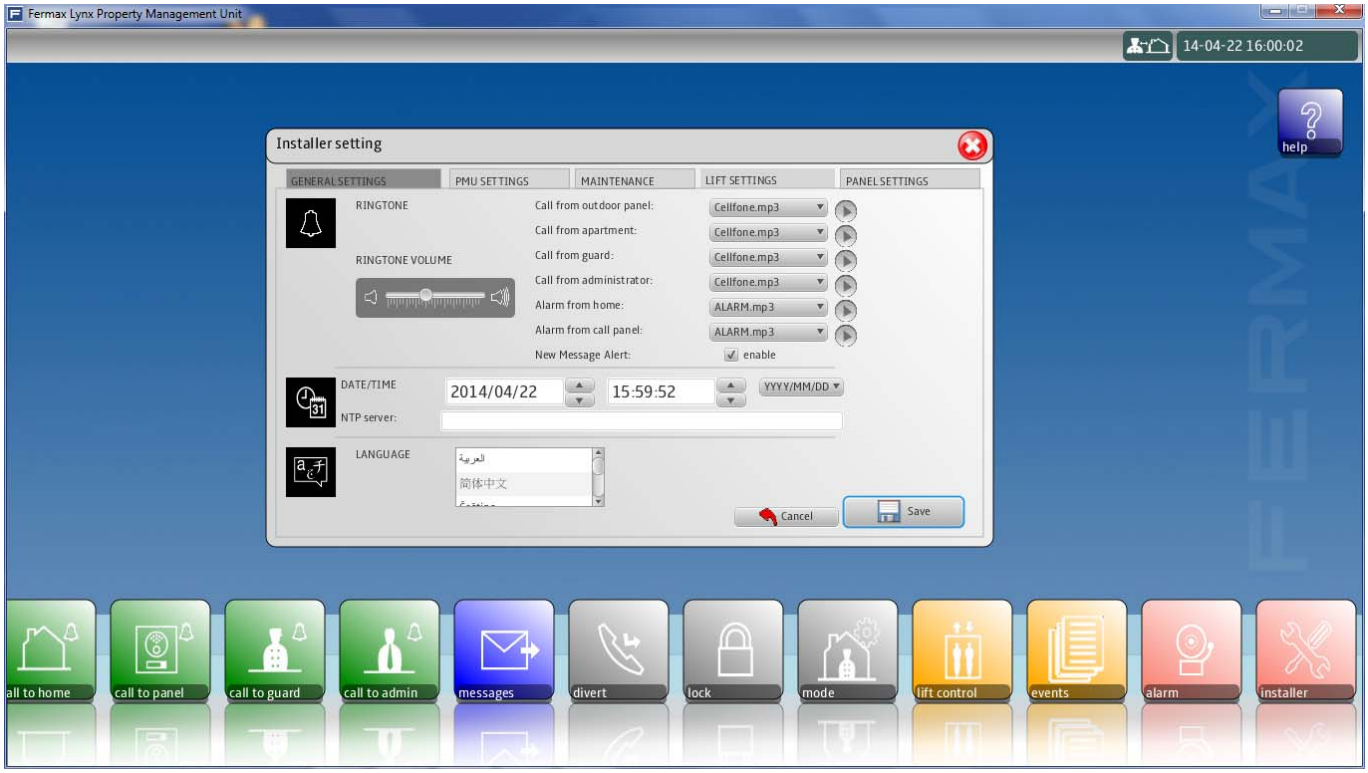
The PMU Installer username and password are:
- User: **installer**
- Password: **123**



The PMU with an installer profile has the maximum privilege, including all of the system installation and start-up., besides additional functions *(See point **5. Additional functions**).*

*See**STEP 4*** for the configuration of the different screens to be able to start-up the installation.

- 4.1 General Settings
- 4.2 PMU settings
- 4.3 Maintenance
- 4.4 LIFT CONTROL- Set Lift parameters
  - 4.4.1 Lift settings (guard unit installer login)
    - a) Lift settings - Table a
    - b) Lift settings - Table b
  - 4.4.2 Lifts (guard unit administrator login)
  - 4.4.3 Agenda (guard unit administrator login)
- 4.5 Panel Settings



4. Shortcut buttons

The shortcut buttons on the keypad may be used to execute the most common functions.

- [CTRL + ALT + 1] : Call to homes
- [CTRL + ALT + 2] : Connect to panel.
- [CTRL + ALT + 3] : Call PMU guard unit
- [CTRL + ALT + 4] : Call a PMU administrator
- [CTRL + ALT + 5] : Send message to: home, guard, tenant, services and telephone.
- [CTRL + ALT + 6] : Forward calls
- [CTRL + ALT + 7] : Block screen
- [CTRL + ALT + 8] : Establish guard unit mode: off, homes or full.
- [CTRL + ALT + 9] : Lift control
- [CTRL + ALT + 0] : Events
- [CTRL + ALT + ?] : Help
- [CTRL + ALT + F3] : Answer the first call of the pending calls log
- [CTRL + ALT + F4] : Read the first call of the Messages log
- [CTRL + ALT + F6] : Access to Alarms
- [CTRL + ALT + F7] : Enter the password of the PMU installer profiler.
- [CTRL + ALT + F8] : Enter the password of the PMU administrator or installer profile.

5. Additional features

5.1 Internal security

For security and privacy reasons, all information within the Lynx system: video, audio, messages..., is encrypted.

This also avoids the connection and use of of non-Fermax devices (monitors, panels, PMU...) in Lynx installations.

5.2 Detecting sabotage (alarm system)

If any sabotage is detected in the alarm system, it is reported to the Alarm PMU within a few seconds.

- The monitor's integrity in sabotage is guaranteed by a tamper circuit.
- The monitor continually checks the communication with the Sensors Module. In case of a failure, the monitor informs the Alarm PMU with an alarm event.
- The communication between alarm PMU and monitors is checked periodically to detect network problems.

5.3 Software license

The PMU Software is distributed with an individual license per equipment.

The software is protected to avoid the installation of unauthorised copies. Even though the authorised copy can be installed in more than one PC, only the equipment with the USB memory has all the features.

5.4 PMU Software LITE Version

connect

disconnect

The LITE version is the PMU software with limited functions, for cases in which the LYNX installation is to work without any type of PMU.

It offers the chance for the installer to use their own PC to carry out the start-up of Lynx installations (it may manage several installations).

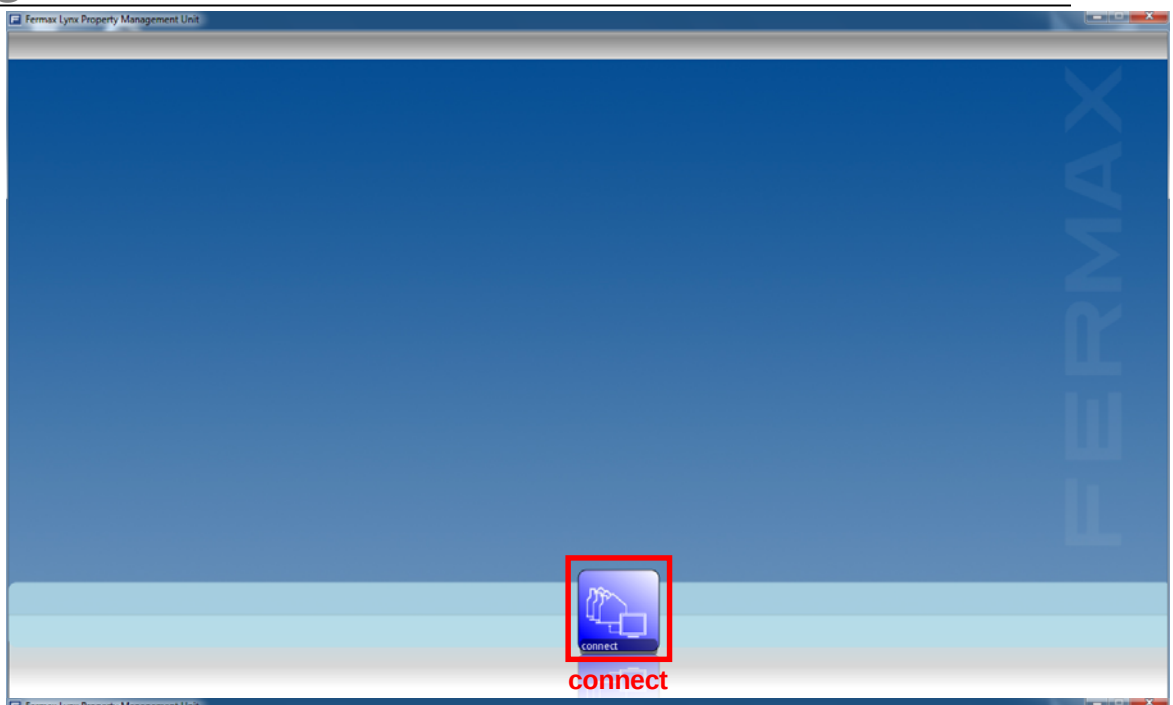
The LITE version is equivalent to the PMU software without having the dongle installed on the PC. It does not permit guard unit functions. reception of calls, messages, alarms... It is distributed as a free software and is available at www.fermax.com.

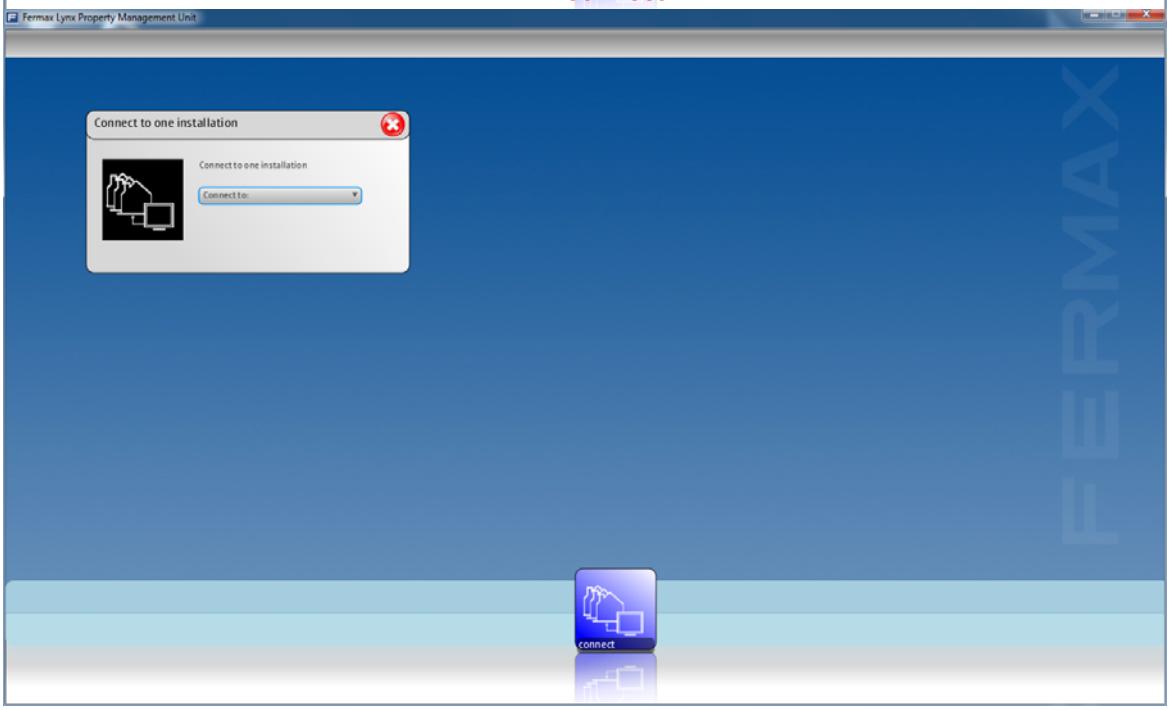
The application asks for a valid user name and password during start-up. This allows the user to be identified within the application to be able to act as installer. **The only valid user profile is INSTALLER.**

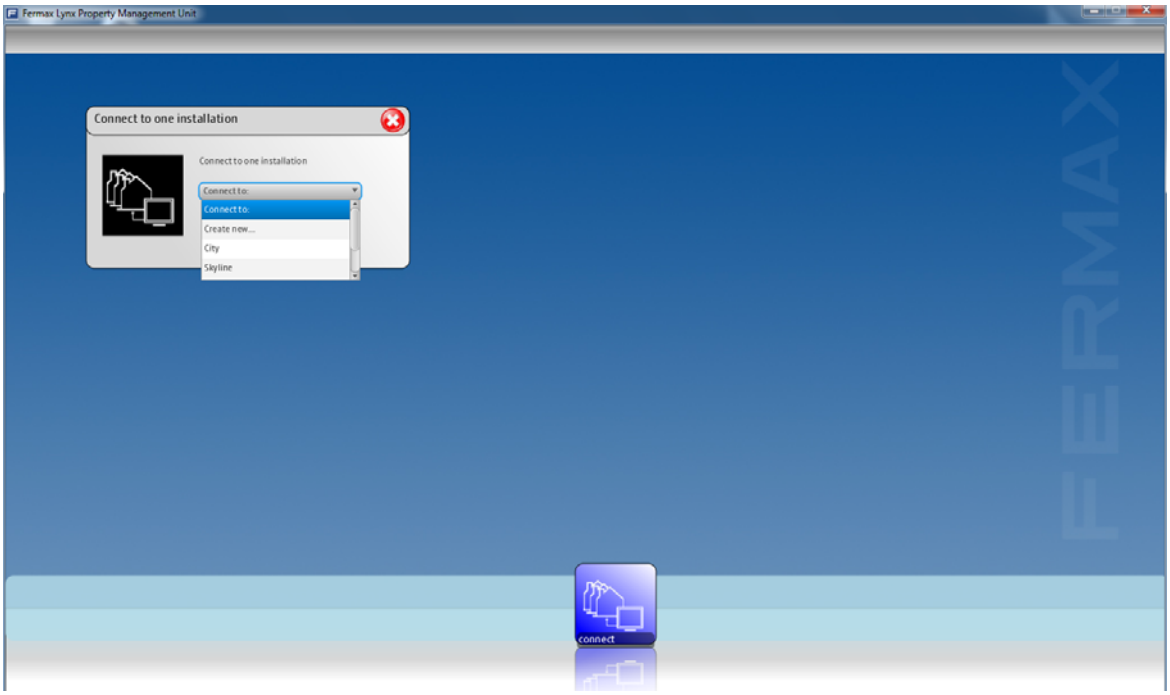
The PMU Installer username and password are:
- User: **installer**
-Password: **123**

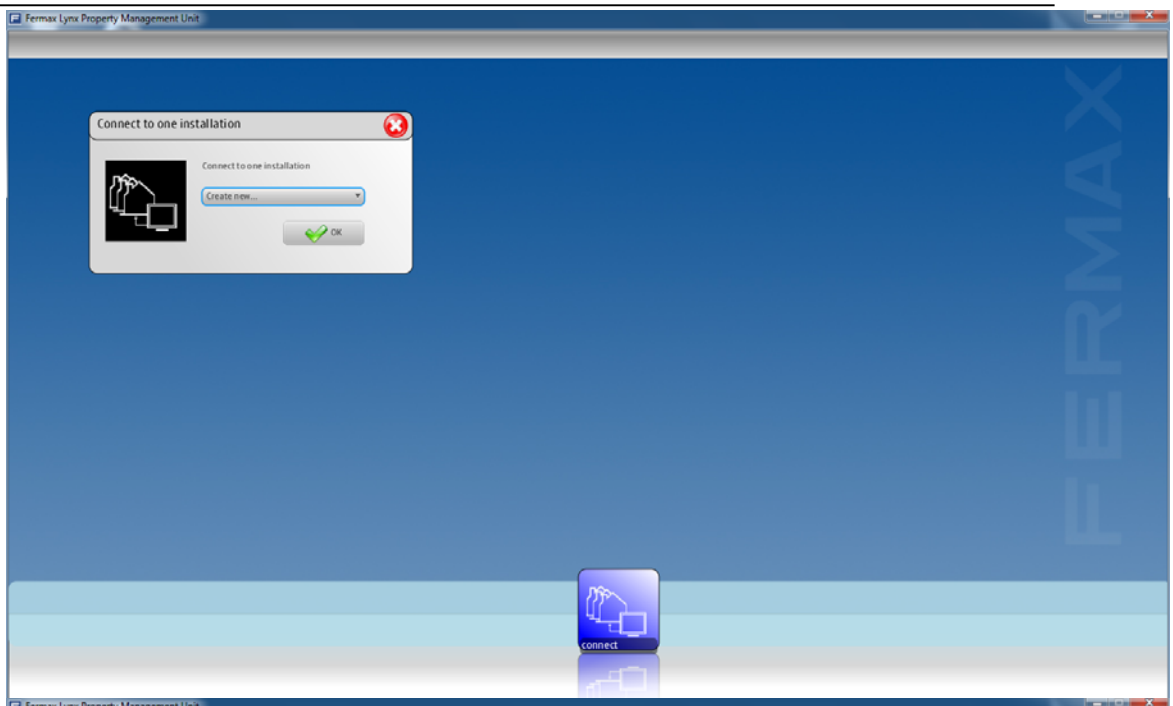
Once the user and password are entered, the connection screen is displayed. The steps are as follows:

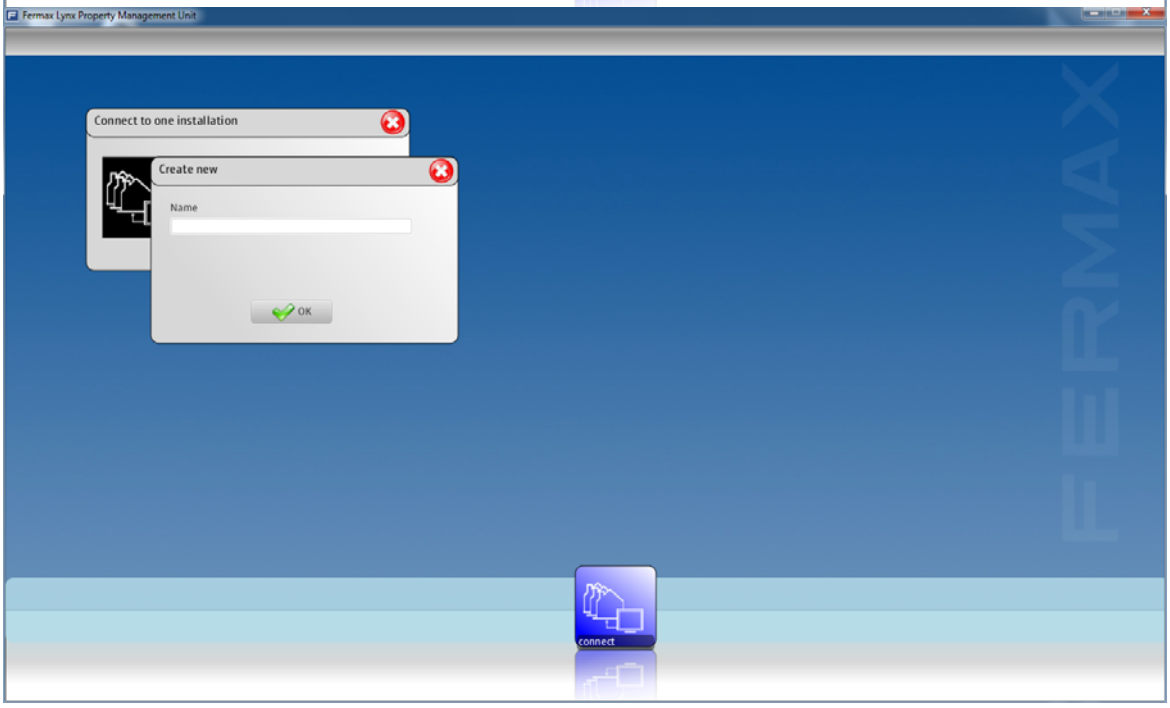
1. Press the connect icon.
2. Create a new installation: **Create new...**
3. Description of the new installation: **Name**
4. After the connection, the available functions are displayed. The installation name appears on the upper left corner. Once connected, the connection icon now appears as "disconnected."

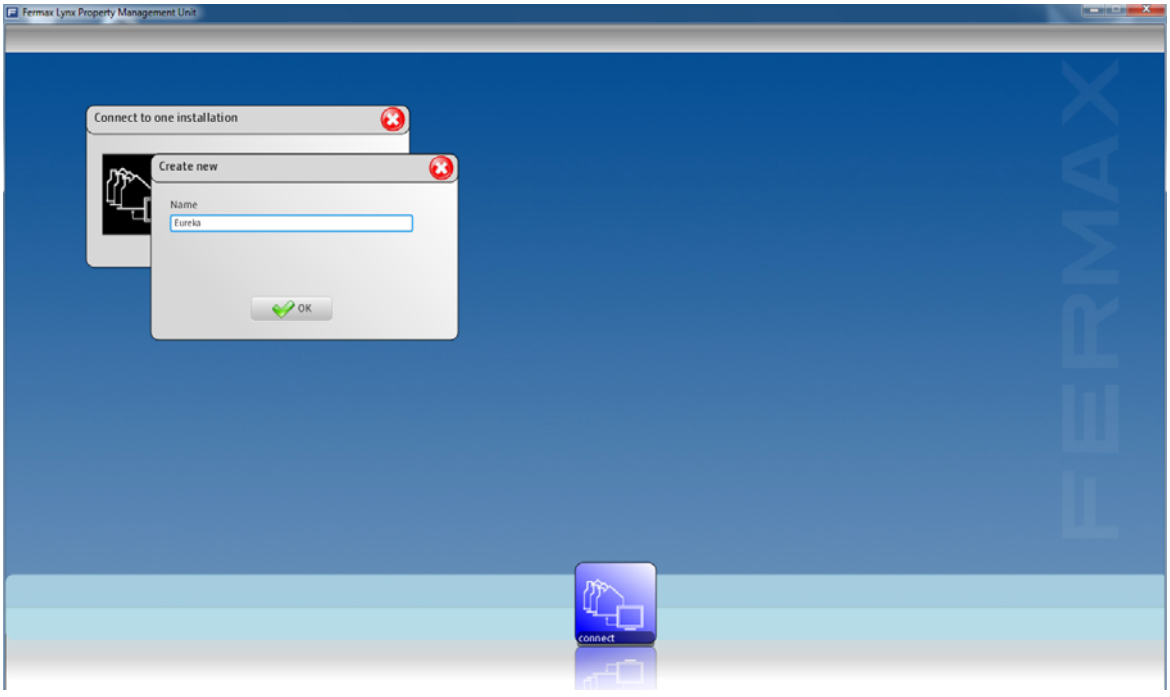

Fermax Lynx Property Management Unit
connect
connect

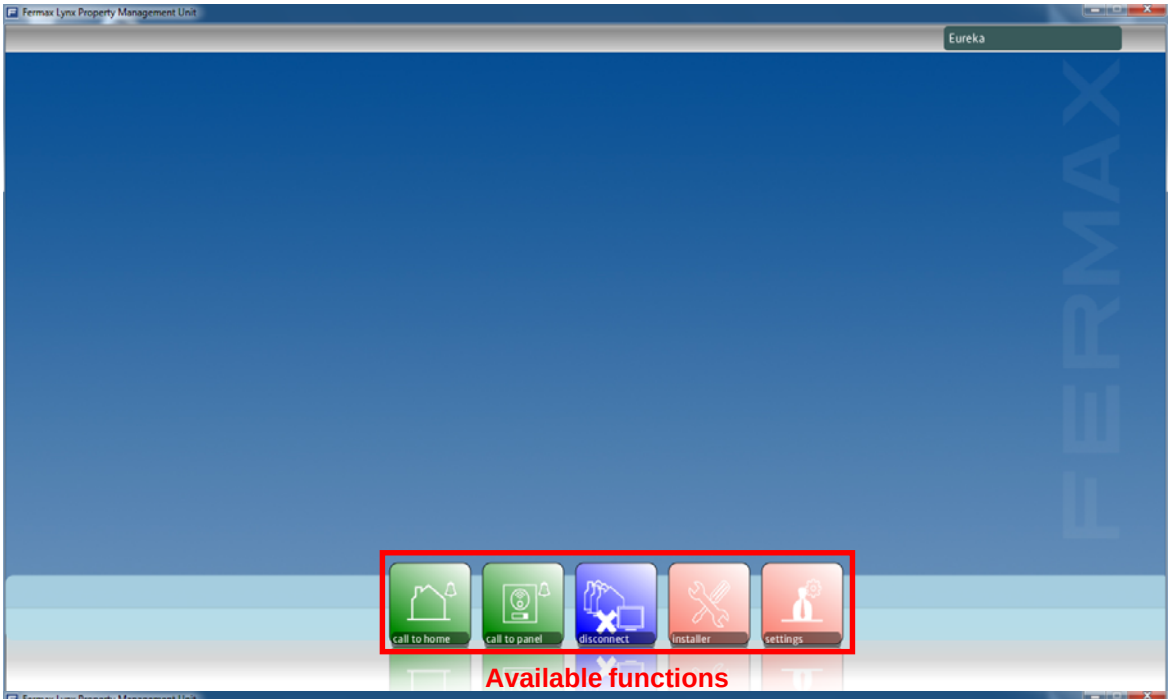

Fermax Lynx Property Management Unit
Connect to one installation
Connect to one installation
Connect to:
connect


Fermax Lynx Property Management Unit
Connect to one installation
Connect to one installation
Connect to:
Connect to:
Create new...
City
Skyline
connect

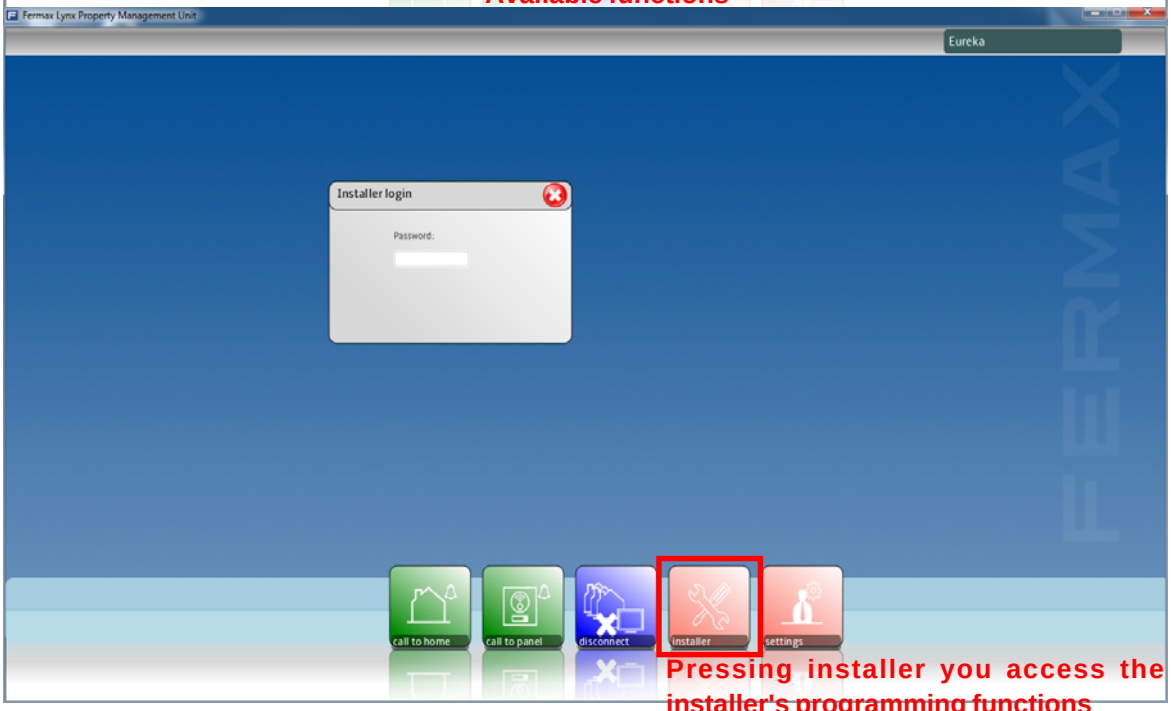

Fermax Lynx Property Management Unit
Connect to one installation
Connect to one installation
Create new...
OK
connect


Fermax Lynx Property Management Unit
Connect to one installation
Create new
Name
OK
connect

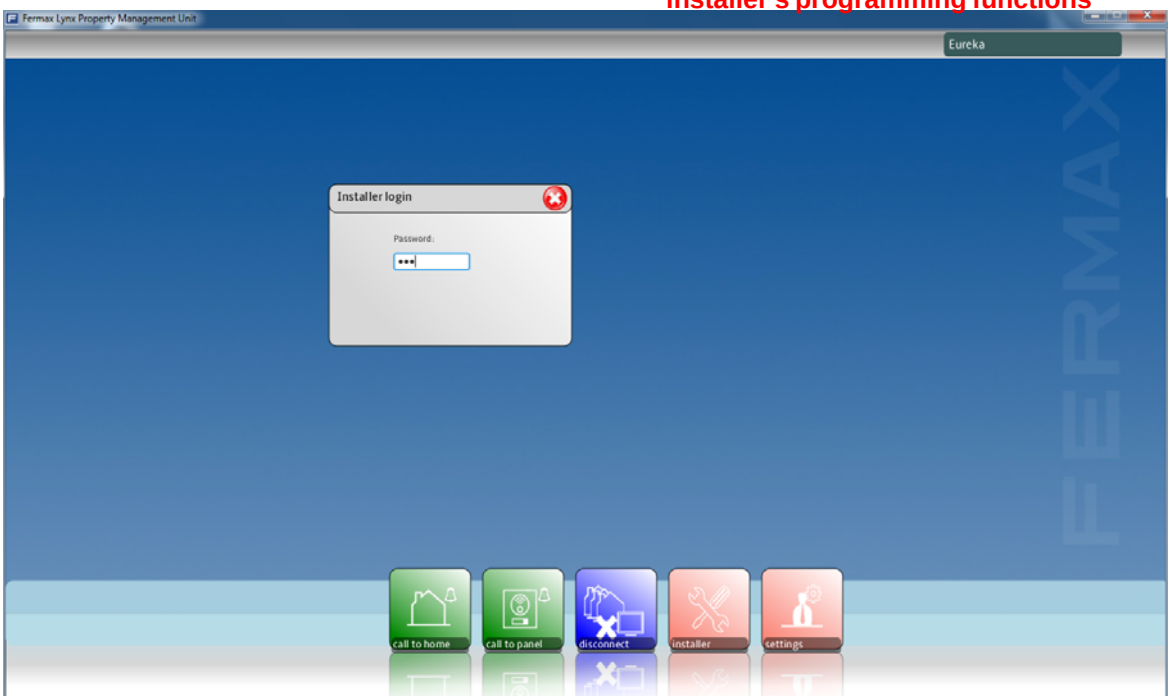

Fermax Lynx Property Management Unit
Connect to one installation
Create new
Name
Eureka
OK
connect



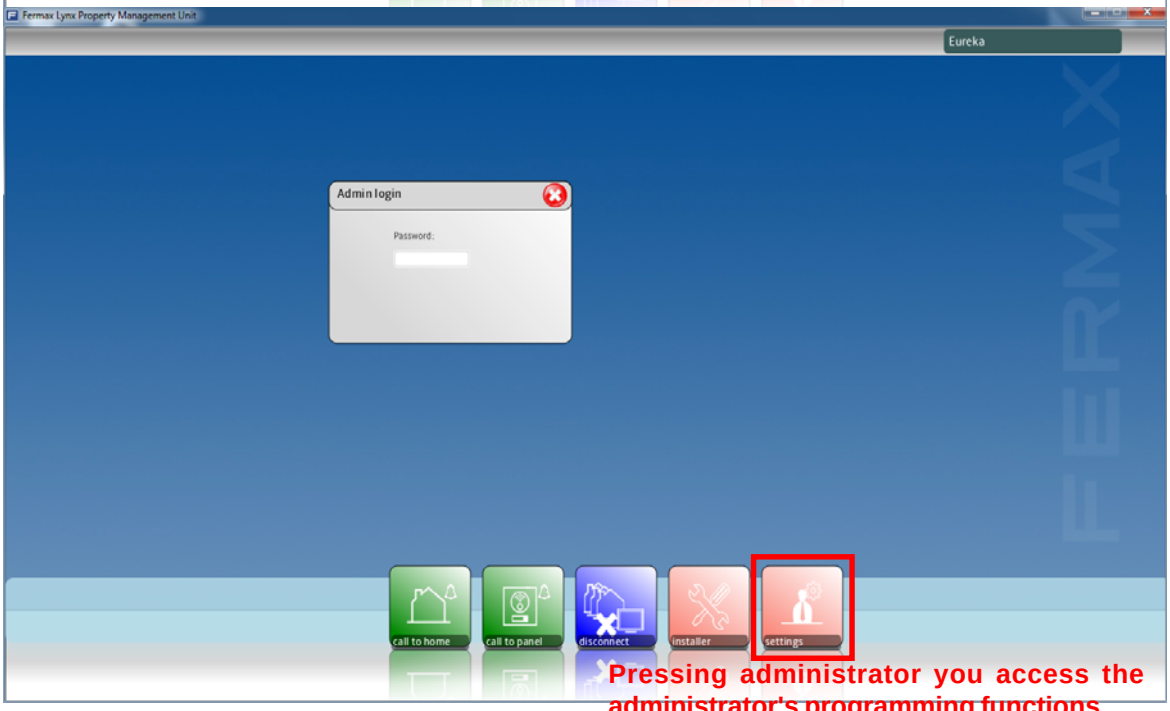
Available functions



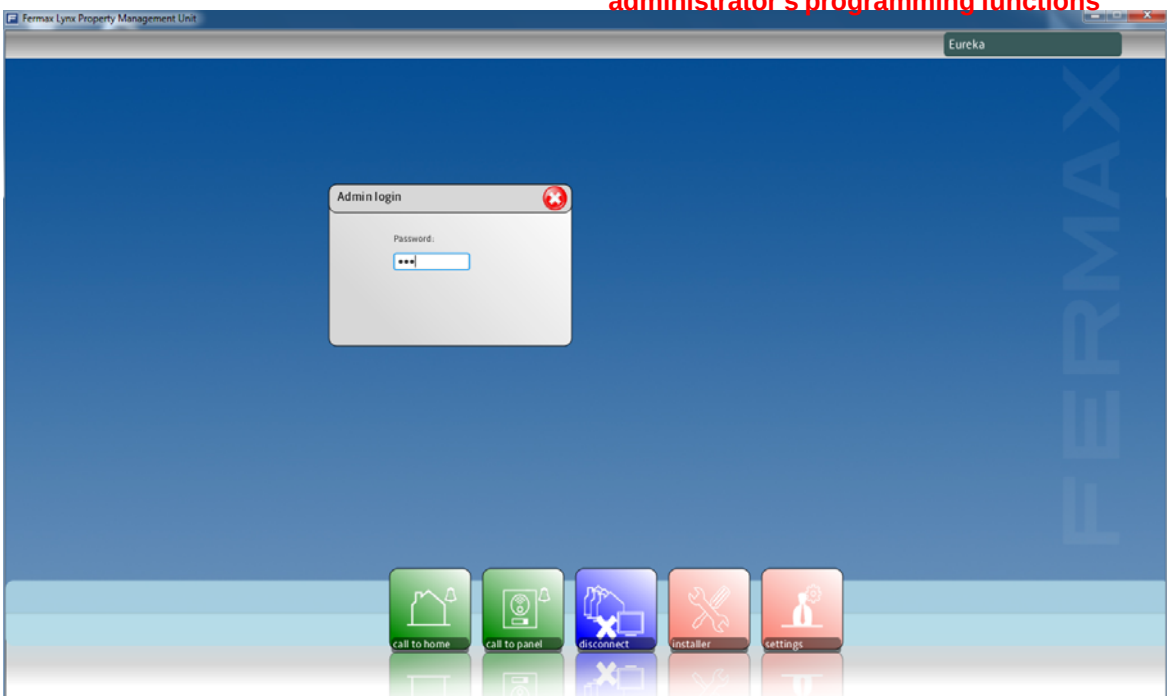
Pressing installer you access the installer's programming functions

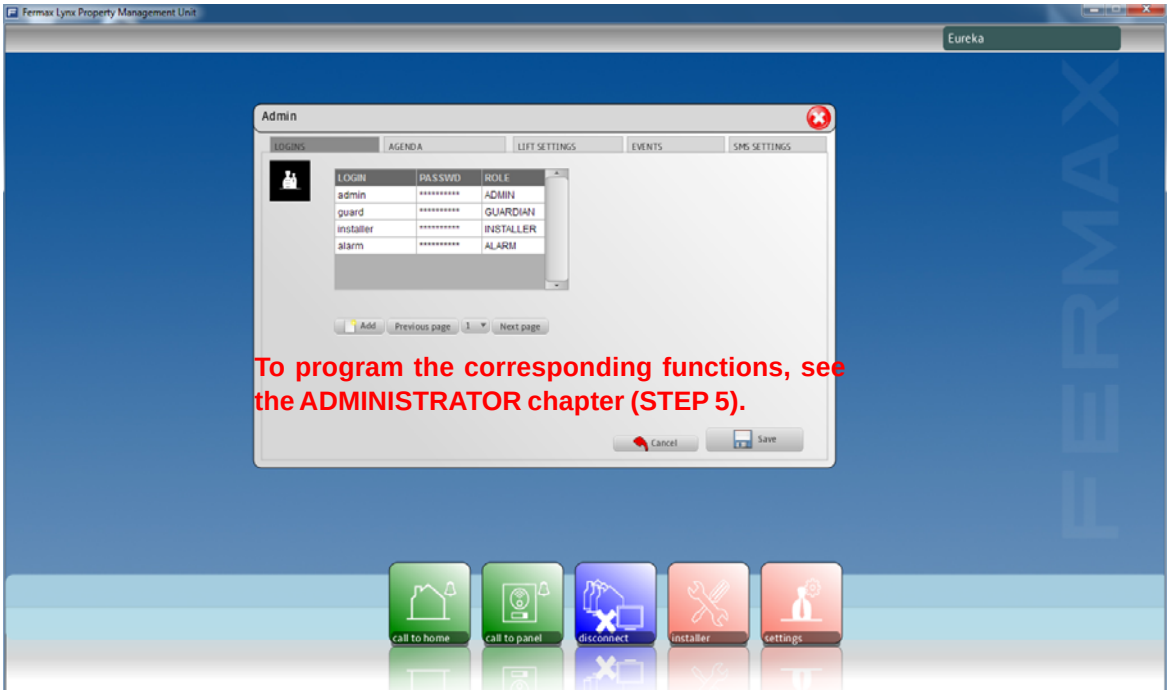


To program the corresponding functions, see the INSTALLER chapter (STEP 4).



Pressing administrator you access the administrator's programming functions





Notes:

- *Each installation must be assigned a name.*
- *By default, the database's information is saved in the main PMU, called* ***PMU Server*** *(or Database Server), where the databases and general configuration are stored, if the installation has a guard unit (PMU).*
- *If there is no guard unit (PMU) in the installation, the database is saved in the installer's local PC file. In this case, when the configuration is completed and the user Agenda has been sent to all panels, the installer may close the application and the installation remains working.*

6. Parameters and Capacities

- Maximum number of PMU per block: 100.
- Maximum number of PMUs per installation: 100.
- Blocks attended to by a PMU: from 1 and 100, may be selected.
- Logins:
  - Characters in each field:
    - User: 10 characters.
    -Password: 10 characters.
  - Maximum number of PMU profiles:
    - Guard 100
    - Administrator: 10
    - Installer: 2
    - Alarm 2
- House Call Reception waiting list. 128 calls. With the information relative to date, time, house number and tenant name.
- Open windows from receiving calls from a panel. 5
- Open windows from calls from a monitor, guard unit or alarms. 1
- Conversation channels: 1
- Conversation time: depends on the communication device. See the corresponding chapter.
- Ring tones: 9 predefined. Ringtones can be installed with WAV or MP3 files.
- Pictures: no theoretical limit, depends on the PC in which the **PMU Server** is installed (or database server).
- Text messages: maximum 128 characters long.
- IP Address: Automatically calculated by type of block or general entrance and PMU number.

7. Technical Features

This involves the development of software to install in a PC, so the PMU is for interior use.

The following is recommended:

- The PC assembly should be embedded.
- The connections are not accessible by the personnel.
- The PMU Software on the PC must be installed by specialised personnel.
- Even though the software may be run on any PC, we recommend that all accessories be certified by Fermax (camera, telephone, USB, headphones, modem, ...).
- The application must be run under Windows 7 (32b o 64b).
- The Video Codec must be compatible with the panels and monitors' Video Codec.
  - a) H.264 ISO / CEI 14496-10 : h.264 , Baseline Profile (BP), one direction.
  - b) Refresh rate 25 fps, which may be reduced.
  - c) Image resolution: VGA (640x480).
- The Audio Codec must be compatible with the panels and monitors' Audio Codec.
  - d) G.711 (a- law & u-law) . It must support two audio directions.
  - e) G.726.
- Peer to Peer PROTOCOL SIP
- RTP PROTOCOL