

BUILDING ]



issue five  
autumn 2004

JOINTLY PRODUCED BY CLIPSAL INTEGRATED SYSTEMS AND THEIR NETWORK OF SYSTEMS INTEGRATORS

**A New Fine Dining**  
Creating the perfect ambience

**High-Tech Learning**  
The trend in automated education

**Living Harmony**  
Heritage grandeur meets  
today's technology



Whether it's automation in stand-alone residential projects, apartment blocks, commercial buildings, museums, restaurants or other building types, the Clipsal C-Bus Control and Management system can provide the ideal solution for your building automation needs.

This edition of Building IQ highlights the wide variety of applications that the C-Bus system has been used in. A classic, century-old sandstone villa in Adelaide, and Perth's new Edith Cowan University campus with its striking architecture feature — as diverse as you can probably get! These applications have completely different automation needs, but you will see how the Clipsal C-Bus system is used successfully in both.

These projects also highlight the diverse skills and experience of the network of Clipsal Systems Integrators and installers — a critical element in determining the success of any building or home automation system. Regardless of how good the automation equipment is, it is the installation and commissioning of the system that will ultimately make or break the success of an automation system.

The bottom line? Regardless of the type or size of installation, in the right hands C-Bus can successfully create a flexible and easy to use automation system. Ensure you achieve the full potential of your automation system and contact a Clipsal Systems Integrator who will help your vision become a reality.

Best regards



Ron Ghezzi  
Marketing Manager  
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## SURROUND SOUNDS

Smart HOME Entertainment

Established in 1989 by a small team of hi-fi enthusiasts, Surround Sounds today boast five premiere showrooms and the most extensive range of products in WA.

Specialising in medium to high-end residential projects, Surround Sounds services include; Lighting Control, Home Automation, Telephone Systems, CCTV, Structured Cabling, Security, Home Theatre, Multi Room Audio, Two Channel Hi-fi and Ducted Vacuuming.

***"Providing composite integrated solutions that enhance lifestyle."***

A one stop shop that takes responsibility for the design and implementation of numerous electronic systems, Surround Sounds take pride in their ability to provide real world products and solutions.

Well equipped to relate technology to lifestyle enhancement, Surround Sounds excel at providing practical solutions that centre on convenience, security, entertainment as well as looking fantastic.



With a staff of over 40, their experienced team of designers, programmers and project managers each possess Clipsal Approved Installer status and are also recognised as being among the first CEDIA Professional Installers (L1) in Australia. This combined with other certifications covering the audiovisual industry (THX), security, ACA and AMX, provide for the highest standards of performance.

(See the Systems Integrator listing for contact details).

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# NEO® - Award-winning switch design



Introduced to the market in March 2002, Neo® signalled the beginning of a new phase in innovative switch plate design at Clipsal Integrated Systems.

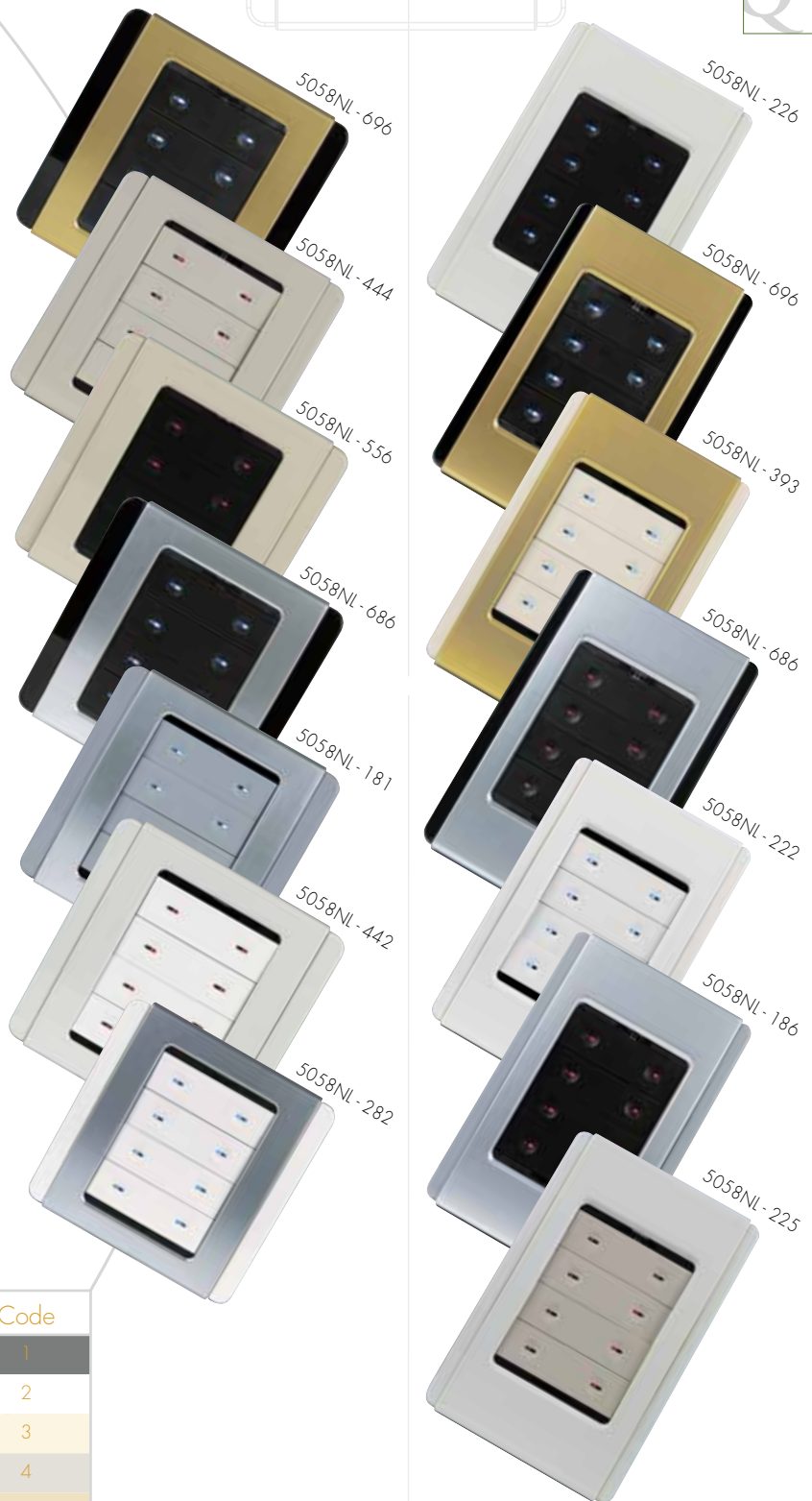
Designed with architecturally inspired straight edges and a gentle curved front to face, Neo® is available in 2, 4 and 8 gang configurations. The large flat tactile buttons have been fashioned to blend into the fascia and each houses a small built-in window, with a choice of cool blue or orange LEDs available behind each.

To add to the sleek aesthetics of the switch, Neo® comes in both a vertical rectangular design and a square design to blend effortlessly with the surrounding wall space. What's more, Neo's interchangeable surrounds and rocker covers are offered in a range of colours and faux metal finishes, enabling users to create unique colour combinations that complement surrounding décor.

Designed in collaboration with architects and designers, the introduction of Neo® offered a completely new alternative to traditional wall switches and was warmly embraced by the architecture fraternity.

In fact, since its launch, Neo® has been the recipient of multiple awards including the 2002 AEEMA Award for Excellence in Commercialising Research & Development, the 2002 UK Electrical Product Award for "Contribution Towards Energy Saving" and the 2003 Comfia DesignEx Award in the category of "Hardware - Automation Modules".

For more information on the award-winning Neo® switch and the colour combinations available log on to [www.neo.clipsal.com](http://www.neo.clipsal.com) or contact you nearest Systems Integrator.



Colour Selection	Code
Battleship Grey	1
White	2
Cream	3
Soft Grey	4
Desert Sand	5
Black	6
Brown	7
Brushed Aluminium (Inner Surround Only)	8
Gold (Inner Surround Only)	9

neo®  
face the future

PRODUCT



## LIVING HARMONY

Set on a sprawling block in Adelaide's eastern suburbs, this century-old, sandstone return veranda villa has been transformed into a multi-purpose family home with all the conveniences of modern technology.

Combining state-of-the-art Clipsal C-Bus, HomeMinder and StarServe technologies, the project was a collaborative effort between systems integrator Tech-Know House and renowned Adelaide architect, Francesco Bonato of Tectvs.



### The Building

Completed in July 2003, the designers of this fully renovated Unley Park villa, have succeeded in merging the home's old world feel with a distinct modern edge.

Featuring a four-car garage, tennis court, decked entertaining area and pool, the house is encircled by magnificently manicured gardens that reflect the traditional ambience of its character-filled suburb.

Inside, the home's spacious design houses 13 rooms including four generously-sized bedrooms, two bathrooms and an en suite, a play room, study, cigar lounge and an open plan kitchen, dining and family area. The centrepiece of the home is a stunningly adorned ballroom and formal lounge, complete with ornate ceilings and three tier chandeliers.

### The Requirements

With the intention of remaining in the home for the long-term, the owners of this suburban sanctuary demanded the inclusion of the most innovative services that modern electrical and integration technology could provide.

A detailed brief was supplied to the systems integrator, which specified lighting and hi-fi integration, as well as computer networking throughout the home. There was also a requirement for temperature and humidity control of the cellar and high-level integration of the security system.

By combining Clipsal C-Bus, StarServe and HomeMinder technologies, Tech-Know House designed an electrical installation that far exceeded expectations, providing the owners with a durable, adaptable and user-friendly automation solution.

### The Results

Following close liaison between the owners and systems integrator, the original automation specifications have been expanded tenfold, to create an intuitive and dynamic living environment.

Numerous sub systems have been integrated to the system including air conditioning, motorised curtains and blinds, table lamps, water features, garden lights, pool equipment and the spa, as well as sun and rain sensors, audiovisual equipment and multi-room sound.

Each of these systems can be controlled via a Neo® touch screen that provides a graphical interface to the C-Bus Control and Management System. Boasting over 30 pages of buttons with text, images, sliders, clocks and percent indicators, the touch screen allows centralized control of every electrical service connected to the system. The screen has also been configured to activate specific scenes at the touch of a button. For example, 'Pool Party' will instantly activate the pool pump, turn on fibre optic lights in the pool and certain lighting in the surrounding entertaining area, and dim indoor lighting to 50% to provide adequate lighting for passage inside the house.

To complement the traditional character of the home, Clipsal Polished Brass Heritage socket outlets have been installed in the front formal rooms. A number of these have been C-Bus



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enabled, to allow automated control of over a dozen table lamps positioned throughout the house. Clipsal Neo® switches in combinations of soft cream and brushed aluminium and soft cream and brushed brass have also been included, adding a discreet yet sophisticated touch to the home's elegant decor.

The inclusion of HomeMinder has also assisted in the effortless programming of scheduled events to facilitate the busy lifestyle of its occupants. For example, water features have been scheduled to switch on for an hour each day to maintain the clarity of the water, while air conditioning has been scheduled to switch on and off at specific times to suit the routine of the owners.

For guaranteed flexibility in the home's communications services, the StarServe Pro Home Networking System was installed. Delivering multiple TV signals throughout the home,

StarServe enables the viewing of DVD, VCR and Pay TV from any of the 16 TV points in the home. Data points have also been installed in each room to provide for the growing communication needs of the household.

Utilising Clipsal's C-Bus Infrared Reader technology, the owners have also been provided with the facility to control all audiovisual equipment in the main home theatre via the touch screen. This includes control of Foxtel, DVD, VCR and free to air TV.

With several entrances and a sizeable property to watch over, the need for a state-of-the-art security system was a high priority. To achieve this, five CCTV cameras have been installed around the perimeter of the home and modulated onto the TV system. This enables the owners to view what is happening in these outdoor areas from any TV in the house. Through HomeMinder, the facility has also been made available for dial in control of the security system from any mobile or fixed line, from anywhere in the world.

For added security and convenience, four Clipsal keyless entry systems have been installed on the laundry, cellar, study and front doors. Utilising a uniquely coded transponder that automatically unlocks the door when read by the reader, keyless entry offers privacy for areas within the home and eliminates the need for fumbling around in the dark for keys and keyholes.

### The Benefits

Completely tailored to suit the lifestyle of the owners, C-Bus automation technology has created a living space that is not only comfortable and enjoyable, but also easily adaptable to the future requirements of its occupants.

Providing a level of control and flexibility unachievable with a conventional wiring system, C-Bus has transformed this classic villa into a technological paradise.





Edith Cowan University, Western Australia

## HIGH TECH LEARNING

*With today's students arriving at university expecting luxurious surroundings and state of the art technology, automated education facilities have become a winning element in gaining a competitive edge over rival universities.*

The last decade has seen a radical change in the higher education climate, with the introduction of a new user-pays environment. To survive, universities have had to discover innovative ways to differentiate themselves and market their facilities to potential students. For many institutions, differentiation has resulted in the construction of new and dynamic facilities to add to the allure of their campuses.

Many of these projects have been designed to incorporate intelligent building automation systems, like Clipsal's C-Bus Control and Management System. Capable of integrating lighting, HVAC, energy management and security functions, campus administrators and building designers alike, are fast realizing the benefits of building automation. In fact, with a drop in the initial installation costs bringing such systems within reach of many educational institutions, the advantages of building automation have become so impressive it has become increasingly difficult for the technology to be ignored.

In education facilities, these advantages include significant savings in energy use and maintenance that is associated with the technology. For example, energy efficient applications resulting in lower energy bills can enable the initial cost of the installation to be paid back in a matter of years. Additionally, the centralized monitoring and control of the system eliminates much of the legwork for maintenance personnel

and warnings issued by the system indicating potential electrical faults, all but eliminate the probability of inconvenient equipment failures.

The increasing user-friendliness of such systems has also played an important role in the widespread acceptance of building automation. Today's interfaces utilise Windows-based programs that enable easy access to information without extensive training. Display screens have also become simpler to navigate with text, images, sliders and clocks providing real-time feedback on the state of different system components.

The portability of access via any point on the network and capability of remote access, have also been strong selling points. It is now possible for building operation information to be accessed via any modem/telephone line from anywhere in the world, at any time. The technology is also capable of networking campuses and streamlining the maintenance operations of multi-campus facilities. What's more, a trend towards the standardization of system protocols allowing different vendors systems to talk to one another has also had a significant impact on the acceptance of the technology.

Edith Cowan University's, Joondalup campus in Western Australia, is one of the country's new generation universities who have embraced the benefits automation technology can bring.

In 2003, a \$51 million state-of-the-art administration and business faculty complex, known as Campus West, was constructed at the campus. Jointly designed by Perth firm



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Spowers and Sydney's FJMT Architects, the complex includes four buildings, that house the Corporate Headquarters for the University, the Vice Chancellery, as well as the School of Business that consists of office space, tutorial rooms and computer labs. The complex encircles a Graduation Courtyard and features a number of striking architectural elements, including two pyramid-shaped buildings and a series of jarrah struts, which wrap around the two front buildings.

What's more, with a commitment to environmental sustainability and the desire to be at the forefront of technology, the complex is also equipped with Clipsal's C-Bus Control and Management System.

Manager of Electrical Services at Edith Cowan University, Stuart Downes, asserts that C-Bus has successfully achieved all of the University's lighting objectives.

'The system was designed to achieve a number of outcomes, including high energy efficiency through the automation of lighting and flexibility in lighting control,' said Stuart. 'These objectives were met.'

'We can now provide greater flexibility to building occupants, particularly in teaching areas in respect of lighting control, whilst still optimizing performance from an energy perspective.'

Introduced to the technology by electrical consultants, Engineering Technology Consultants, Edith Cowan University has employed C-Bus to control both internal and external lighting. This includes automation of corridors, offices, meeting rooms, laboratories and tutorial rooms, as well as security, grounds, architectural, building and event lighting.

Centralised control of the system is achieved via a Clipsal Touch Screen located at the



Electrical Service Managers desk, providing 24-hour monitoring and control of all internal and external lighting, security lighting and the integration of the Fire Alarm system with lighting. In addition, a portable touch screen has been provided to cater for events held in the Graduation Courtyard.

Numerous energy efficient features have also been incorporated into the lighting design, to maximize the natural daylight in the teaching rooms. These include light level sensors that dim lighting as ambient light levels change, reducing output from fluorescent tubes, as well as occupancy sensors that turn lighting "off" in unoccupied areas if no movement is detected after 30 minutes.

'Such actions have secondary effects,' said Stuart. 'For example, heating loads within the building reduce, therefore reducing the overall air conditioning loads within the buildings.'

'There is also the ability to load shed lighting allowing a degree of demand management.'

'Overall, C-Bus has successfully reduced energy consumption in lighting, achieved a reduction in demand through dimming and switching and consequently a reduction in heating and air conditioning loads.'

Bond University's Film and TV School in Queensland is another campus to have implemented C-Bus technology. Integrating lighting control and audiovisual services in theatrettes across the campus, C-Bus has provided a cost-effective automation solution that could not have been implemented in all lecture theatres had a different interface been selected.

Control of the system has been achieved via a touch screen and an infrared output device providing access to the data projector, DVD player, VCR player and matrix switcher/ amplifier. The touch screen is located beside the lecturn in each theatre to allow convenient access to the lighting and audiovisual services, as well as create a user-friendly lecture theatre environment for staff and students alike.

With lecture theatres scattered across the campus, each C-Bus system is then networked back to the engineering office via Schedule Plus and graphically displayed on a Schedule Plus screen. This user-friendly interface allows 24-hour real time monitoring and control of

lecture theatre functions across the campus. It also enables the programming of schedules within each touch screen, that automatically activate a set-up mode scenario each morning and provide an output for the standby switch off for the data projector when lecture theatres are vacant, thereby increasing data projector lamp life.

As with Edith Cowan, Bond University is extremely impressed with the result and is working closely with Clipsal Integrated Systems to design additional systems that will enhance the learning environment for students in the years to come.

With automation technology now more widely accepted and the benefits of it proven time and again, the question is no longer why equip a new or renovated education facility with an automation system, but rather why not?





# FITNESS FIRST HEALTH CLUBS

*fitness first health clubs*

CASE STUDY

*As one of Australia's fastest growing health club chains, Fitness First is committed to providing its members with high quality, comfortable fitness facilities that inspire a pleasurable gym experience.*

*The recent installation of Clipsal Integrated Systems' C-Bus and Minder technologies in its Parramatta branch has not only provided them with the ability to create a dynamic and welcoming environment for clients, but has also streamlined the routine operations of the facility.*

## The Building

Boasting more than 350 clubs worldwide and 870 000 members, Fitness First is the second largest health club chain in the world.

Established in the United Kingdom in 1992, Fitness First arrived in Australia several years ago and has since expanded to over 30 sites in NSW, Vic., Qld and WA. Over the next decade, the chain is expected to grow to more than 100 sites across Australia.

With clubs ranging in size and shape, the Parramatta branch occupies the old premises of the Parramatta movie theatre, making it one of the largest Fitness First facilities in the southern hemisphere.

Spanning two levels and a large foyer area, the gym houses open areas for exercise equipment, therapy rooms, as well as a number of studios for class exercises including specific cycle studios.

## The Requirements

In 2001, Bolton's Electrical in collaboration with CIS Consultant, Phillip Hodge, presented a case to Fitness First project managers, on the potential operational benefits and energy savings of C-Bus control to their facilities.

Initially cautious of the concept, the project managers agreed to trial the technology in a couple of smaller test sites to view the real benefits of the system. They were so impressed with the functionality and expandability of the system that a standard C-Bus/Minder performance specification was created and is now used as the basis for Fitness First C-Bus installations across the country.

This specification stipulates automated control of lighting, exercise equipment and air conditioning zoning to suit the schedule of individual gyms, with minimal staff input or control. It also specifies a solution that not only minimizes the power and maintenance costs of these systems but also provides built-in contingencies for fault tolerance from C-Bus or any other subsystem.





R

## The Result

With a philosophy of creating inspiring, convenient and flexible surroundings for members, the C-Bus/HomeMinder system has provided an ideal management solution for Fitness First.

Incorporating integrated lighting, air conditioning and security systems, each installation follows detailed performance specifications, with schedules customised to suit the individual routine of each Fitness First facility.

For energy efficiency purposes a combination of full and half lighting scenarios have been programmed. Each morning on entry to the site and disarming of the security system, the site goes into half lighting mode, providing sufficient lighting for staff to move around prior to opening and for cleaning to be carried out.

When the site is ready for the public, a single gang key input located at the front reception desk will activate operational mode including full lights, exercise equipment, televisions and air conditioning. Half lighting in change rooms and studios will remain on until activated by movement sensors, while illumination in stair, toilet and shower areas remains on full lighting at all times the site is occupied. During operating hours, the only way of shutting down the system is by arming the security system. However after the programmed operating hours, the reception desk key input will return the site to half lighting mode.

One of the unique features of the gym is their virtual cycle studio. Painted black, floor to ceiling, the walls depict a cityscape that can be illuminated to represent a daytime, evening or

night scene. In the night scene, the cityscape images glow under special UV fluorescent lights creating a dramatic night-time ambience. A key input unit at the instructors podium activates the different scenes, with Minder programming ensuring the instructor's podium lights remain on at all times during operating hours for safety purposes. For energy efficiency, each cycle and exercise studio also houses a movement sensor, which is programmed to shutdown lighting and air conditioning when the area is not in use.

As an emergency backup, the provision has also been made available for a secured key input to monitor the state of the security system. Should the low level security system interface fail, this key input has the capacity to activate the arm/disarm state for HomeMinder.

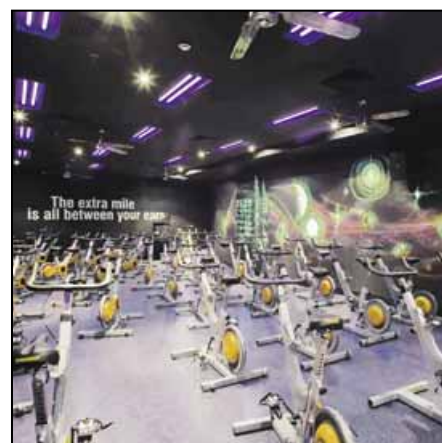
## The Benefits

Officially opened in June 2003, the customised C-Bus solution has allowed Fitness First complete control over the operations of the site, with the added bonus of significant maintenance and power consumption savings.

In Melbourne, Clipsal Systems Integrator, Watters Electrical, has been responsible for all the Fitness First C-Bus installations. Based on the same performance specifications, C-Bus and HomeMinder technologies have continued to provide improved energy efficiency, convenience, security and lighting control for Victorian Fitness First facilities.

Requiring limited staff involvement, the time-efficient nature of the technology, particularly the one-touch power up and shutdown modes, have provided a convenient and comfortable working environment, enabling staff to focus more of their time on the needs of clients.

Fitness First Australia were so impressed with the outcome, that during a recent visit from international project managers, a presentation explaining the operational benefits of C-Bus was conducted and it is now likely the technology will be implemented in other Fitness First facilities around the world.





Bathers Pavilion Restaurant

## A NEW FINE DINING

*It's no secret that the right ambience is a crucial factor in determining the success of a restaurant. So why not use automation to create the perfect dining experience every time.*

In today's consumer driven world, restaurants are not only judged on the quality of the food they serve, but the ambience they create for their diners as well.

Encompassing the interior appearance, service and how the food is presented, the ambience is a decisive factor in determining the success of a restaurant. These days, dining out has become an experience, and lighting plays a pivotal role in shaping this experience.

Whether you want draw attention to your food, décor or service, lighting plays a vital role in how a restaurant sells. It can create an environment that either calms or excites, that

helps turn tables quickly or entices guests to linger. So why leave one of a restaurant's most important selling tools at the mercy of busy staff? With automation, you can easily create and maintain the perfect lighting environment.

Clipsal Integrated Systems' C-Bus Control and Management system is the ideal solution to creating a flawless ambience. Easily programmed to automate all aspects of lighting including dimming and mood lighting, C-Bus enables pre-determined lighting scenes to be activated at the press of a button eg. breakfast, lunch and dinner modes. A reliable and adaptable system, C-Bus is also capable of scheduling lighting scenarios to activate at specific times and providing owners with the peace of mind that their restaurant will always be presented in a favourable light.

Sydney's Bathers Pavilion Restaurant is one thriving restaurant taking advantage of the benefits automation technology can bring.

Situated in the landmark Bathers Pavilion building on Balmoral Beach, the restaurant was opened in 1999 by - then partner, now owner - chef and restaurateur, Serge Dansereau.

Divided into four different areas; café, restaurant, function room and back of house, the restaurant's C-Bus system has been programmed to control all internal and external lighting, as well as air conditioning and exhaust fans. In the restaurant, there are 16 groups of lights that respond to C-Bus commands, which include uplights, downlights, pendant and column lights. Programmed to activate lighting scenes pre-selected by Serge eg. 'Restaurant High' for a more vibrant atmosphere and 'Restaurant Low' to create a more intimate mood, the scenes can be easily activated by staff via a control unit located behind the bar.



Clipsal Systems Integrator, David Beauchamp from Switched on Living, was responsible for the commissioning of the Bathers Pavilion Restaurant C-Bus system. Having worked on a number of restaurant projects, David sees the benefits offered by automation in such applications as so impressive, that he's surprised more architects and consultants aren't offering it as a standard inclusion.

'Those people who embrace it and use it properly, I doubt they would ever turn back,' he said. 'There's no comparison to conventional wiring.'

David notes that one of the most important selling points for automation in restaurant applications is the fact it can guarantee the perfect lighting ambience round the clock.

'People spend so much time on attaining a certain aesthetic look and feel,' said David. 'Correct use of lighting is the most important finishing touch you can add.'

'Without good lighting, it's wasted energy spent on décor and design.'

David also points out that automation provides designers with copious leeway in terms of lighting design.

'Jobs always change from what's originally on paper,' he said. 'Automation gives you so much more flexibility if you change your mind.'

What's more, if the owner ever wants to change the seating layout of their restaurant, the lighting design can be easily adapted to change with it.





b restaurant

Q

B restaurant, in the Gold Coast's trendy Tedder Avenue dining precinct, is another establishment reaping the benefits of C-Bus.

Completed in November 2002 by Gold Coast based Systems Integrator, AV Central, b restaurant's lighting system is controlled via a Scene Master unit located at the maitre d's station. Five different adjustable settings have been programmed, including Day, Night, Dusk and After Dinner, providing one touch mood control for different day periods.

Having installed C-Bus in five out of the 15 restaurants along the popular Tedder Avenue streetscape, BJ Barlin from AV Central is confident that automation is seen as a great investment by restaurant owners.

'It makes running the restaurant's mood control seamless and easy to use,' said BJ. 'Where owners previously saw automation as unreliable and awkward to use, now they wouldn't live without it.'

'C-Bus is extremely easy for all staff to use and is a very affordable system to utilize in restaurant applications.'

The bottom line? Automation is a great investment. You can't expect staff to understand the lighting environment so let them concentrate on providing first class service, and rely on C-Bus to create the perfect ambience for you every time.

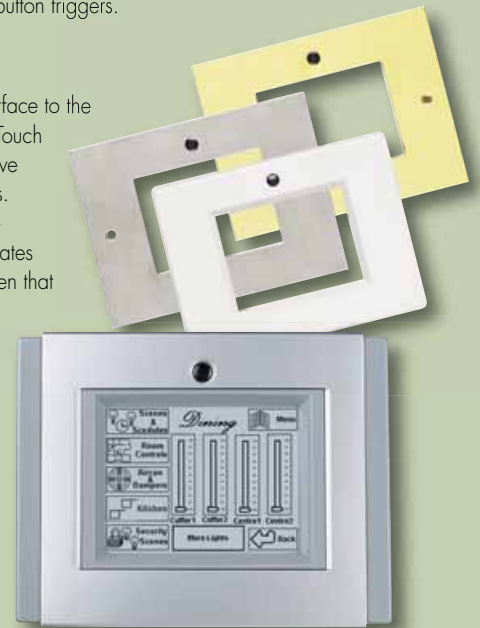


## OUR SOLUTION

To cater for the requirements of different restaurant applications, Clipsal Integrated Systems has a sophisticated range of control units available.

An industry leader in innovative switch plate design, CIS boast a range of attractive switch plates to suit any interior. Used in conjunction with the C-Bus Control and Management System, the switch plates can control any device connected to C-Bus including lighting and air conditioning. They also include the facility for ID labelling or pad-printing, providing staff with easy identification of the scene each button triggers.

Providing a graphical interface to the C-Bus system, the Clipsal Touch Screen is a stylish alternative to multi-gang light switches. Compact and elegant, the wall-mounted unit incorporates a touch sensitive LCD screen that enables users to navigate through multiple control screens at the touch of a finger. Easily programmed using Windows™ based configuration software, buttons with text, images, shapes, sliders, clocks and per cent indicators can all be included to allow user-friendly control of the system.



A wall-mounted lighting scene controller, Scene Master enables you to set your preferred lighting scenarios at the touch of a button. Able to store up to 5 preset lighting scenes, with flexible control of up to 33 lighting groups, Scene Master allows a room's lighting to be changed to suit a restaurant's frequently changing needs. Pre-programmed breakfast, lunch and dinner scenes help you achieve the perfect ambience year-round.

To cover any contingency, CIS' Schedule Plus software package provides an alternative C-Bus control and monitoring station. Using a familiar Microsoft Windows™ environment, Schedule Plus provides a simple to use interface that reproduces the functions of a touch screen, including scenes and schedules, with the addition of colour and digital images on a PC platform. Operated via a PC located in the restaurant managers' office, Schedule Plus ensures nothing is left to chance when it comes to state-of-the-art electrical design.



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