

ENGINEERING CONVENIENT & CONNECTED LIVING AT SCALE

How DIMO is shaping the next generation of intelligent buildings and infrastructure

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s urban developments grow denser and infrastructure becomes more complex, expectations of buildings are changing. Today's occupants, operators, and investors demand environments that are safe, efficient, intuitive to manage, and seamlessly connected. Yet as digital systems multiply, the real challenge lies not in technology alone, but in how well these systems work together.

This is where DIMO has carved out a distinct position in Sri Lanka by designing and delivering integrated building services that simplify complexity and enhance everyday living. Across hospitality, residential, and retail developments, DIMO's recent and ongoing projects demonstrate how systems integration can translate into tangible convenience and connected experiences.

From Complex Systems to Seamless Experiences

Rather than deploying standalone technologies, DIMO's approach focuses on unifying

core building services into a single operational ecosystem. Building management systems, fire safety, energy management, vertical transportation, security, communications, and digital infrastructure are designed to operate in coordination, allowing buildings to respond intelligently to real-time conditions.

This integrated philosophy is evident in landmark developments such as Cinnamon Life, Marina Square, and the Cool Planet flagship store — each with distinct operational demands, yet unified by the need for reliability, efficiency, and intelligent control.

Cinnamon Life: Seamless Systems Integration at Scale

As Sri Lanka's largest mixed-use development, Cinnamon Life demanded building services that could support hotel guests, residents, office users, and public spaces

simultaneously. DIMO delivered a fully integrated building services framework that ensured life safety and convenience in a high-density environment.

Safeguarding lives, property, and critical assets, DIMO deployed the Siemens Sinteso Fire Detection and Alarm System, globally recognised for its reliability and precision. Powered by ASATECHNOLOGY™, the system uses intelligent multi-sensor detection to minimise false alarms while ensuring continuous protection through standby and degrade modes. This fire detection and alarm system comprises 08 Sinteso Fire Alarm Panels, 10,800 initiating devices, and 1,300 notification devices.

Sinteso is ideally suited for large, complex developments.

Fire protection is further strengthened by the Siemens Sinorix 5112 Fire Suppression System, which uses FK-5-1-12 clean agent technology to deliver rapid, environmentally responsible fire suppression. Its high-pressure design enables fast discharge and flexible system layouts, making it particularly effective for mission-critical areas where asset and data protection are paramount.

A centralised Siemens Building Management System (BMS) which has 20,000 IO points integrates HVAC, lighting, fire safety, energy systems, elevators, and water supply under a single platform. Real-time monitoring, predictive maintenance, and mobile access enable facility teams to optimise energy efficiency, occupant comfort, and operational performance across hotel, commercial, and public spaces.

DIMO also supplied and commissioned high-performance lighting fixtures, switches, and a KNX-based lighting control system. This enables centralised control, automated scheduling, and adaptive





lighting based on occupancy and daylight, enhancing visual comfort while reducing energy consumption.

Security and movement are managed through an advanced Access Control System supporting RFID, biometrics, PINs, and vehicle recognition, fully integrated with CCTV systems, fire alarms, and the BMS. A comprehensive CCTV surveillance network and an IP-based Public Address System supplied by DIMO further ensure continuous monitoring, rapid response, and clear communication across the development.

Marina Square: Smart Foundations for High-Density Urban Living

With over a thousand luxury apartments, Marina Square required dependable power, connectivity, and safety from day one. DIMO delivered an integrated electrical and building technology solution designed to meet these demands at scale.

At the core of the development is a comprehensive low-voltage electrical power distribution system, anchored by Siemens SIVACON type-tested switchboards that ensure safe and efficient power delivery across the complex. Within each residence, DIMO Lumin pre-wired, plug-and-play apartment distribution boards were installed across all 1,088 apartments, simplifying installation and reducing long-term maintenance requirements.

Life safety is addressed through an intelligent fire detection and alarm system tailored for high-rise residential environments, enabling rapid detection and a coordinated emergency response. The system architecture is designed for scale and reliability, comprising five main fire alarm control panels, 6,975 initiating devices, 1,520 notification devices, and 831 I/O modules, enabling precise monitoring, system integration, and effective incident management across the development.

A central Building Management System allows real-time monitoring and control of critical services while supporting efficient energy management.

To enable connected living, DIMO deployed a high-speed data and structured cabling network

across residential, retail, and common areas, reinforced by seamless Wi-Fi coverage and an IP-based PABX telephony system. Security is enhanced through IP-based CCTV surveillance with centralised monitoring and an electronic access control system that regulates access across residential towers, commercial spaces, and service areas. Together, these integrated solutions position Marina Square as a smart-ready urban residential ecosystem built for present needs and future innovation.

Cool Planet: Enhancing Convenience in Modern Retail

Retail environments demand systems that support high footfall, fast decision-making, and uninterrupted operations. At Cool Planet's flagship store, DIMO delivered integrated fire detection and alarm systems, elevators and escalators, public address and telephony platforms, access control, and IP-based CCTV systems.

These systems are designed to reduce operational friction. Elevators maintain smooth customer movement across floors, while clear audio messaging supports both daily operations and emergency guidance. Local Area Network (LAN) forms the digital backbone for all connected systems, enabling centralised control, faster incident response, and simplified maintenance — creating safer, more efficient retail spaces for customers and staff alike.

Connected Platforms, Real-Time Control

Across all projects, DIMO's emphasis on connectivity enables buildings to move from reactive to proactive operation. Centralised dashboards, mobile

access, and data-driven monitoring allow facility teams to detect issues early, optimise performance, and make informed decisions in real time.

At Cinnamon Life and Marina Square, integrated platforms allow systems to share data and respond dynamically. In

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Cool Planet's retail environment, connected safety and communication systems support rapid coordination and scalability.

The DIMO Approach: Integration by Design

DIMO's work begins long before installation. Each project starts with detailed consultancy and design, shaped around how spaces will actually be used — whether by residents, travellers, shoppers, or operators. This early involvement ensures that technology supports real-world behaviour, not the other way around.

Delivery is end-to-end, encompassing engineering, supply, integration, commissioning, and lifecycle support. Global partnerships with leaders such as Siemens and TK Elevator are combined with strong local execution, ensuring international standards are met within local operating conditions.

Most importantly, DIMO prioritises integration over individual systems. Fire safety, power distribution, building management, security, lighting controls, vertical transportation, and digital infrastructure are designed as a unified ecosystem, creating future-ready environments that enhance convenience, connectivity, and long-term resilience while fuelling the dreams and aspirations of the communities within. ●