



PT. PRATAMA MOTIVASI MANDIRI

PRODUCT CATALOG

2026



About us.

PT Pratama Motivasi Mandiri is a building automation company specializing in Building Automation Systems (BAS) and Building Management Systems (BMS). Established in 2007 as CV. Pinang Mas Mandiri, the company has continued to grow and evolved into PT Pratama Motivasi Mandiri in 2013.

With years of experience in building automation, we are committed to delivering reliable, efficient, and integrated solutions that support smarter building operations. By combining technology, expertise, and a commitment to quality, we strive to create building environments that are more comfortable, efficient, and sustainable.



Our Services.

1. Building Management System (BMS)

Monitoring and controlling building systems from a centralized platform.

2. Building Automation System (BAS)

Automation solutions that enhance building efficiency, comfort, and operational performance.

3. Energy Management

Monitoring and optimization solutions to improve energy efficiency and reduce operational costs.

4. Electronic Security System

Integrated security systems designed to protect facilities, people, and assets.

5. Engineering, Installation & Commissioning

Professional technical services from system design and installation to integration and commissioning.

Air Quality Sensors
SLPSTC2
BACnet and Modbus



Technical Specification

Model	: SLPSTC2
Input power	: Class 2; 20 to 30 Vdc, 24 Vac, 50 to 60 Hz
HS sensor	: Thin-film capacitive, replaceable
Accuracy	: $\pm 2\%$ from 10 to 80% RH @ 25°C (77 °F)
Output range	: 0 to 100% RH
Protocol output	: BACnet or Modbus via RS-485, selectable



- Replaceable RH element available in 1% & 2% with NIST certificate
- Digital temperature indication (0.1° display resolution of °F or °C)
- Digital humidity indication (0.1% RH display resolution)
- Selectable temp, RH and fan speed setpoint (0-10V)
- Configurable screen/button lock and display timeout
- Override
- Selectable BACnet and Modbus outputs via RS-485
- 18-24 AWG screw terminals

MORE INFORMATION:

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AIR QUALITY SENSOR

WATER METERING

LXSG-65



Technical Specification

Model	: LXSG-65
Nominal Diameter	: 65mm (2,5 Inch)
Nominal Flow (Qn)	: 40 m ³ /hour
Overall Length (L)	: 220 mm
Metrological class	: B
Max Flow (short-term) Qmax	: 120m ³ /hour
Max Flow (constant)	: 60m ³ /hour
Transitional Flow (Qt)	: 2 m ³ /hour
Minimum Flow (Qmin)	: 0.45m ³ /hour
Flow Rate with 0.1 bar head lose	: 50 m ³ /hour
Head lost at Qmax	: 0.1 bar
Display range	: Min 2 l/ Max 9.999.999m ³
Maximum temperature	: 50°C
Operating pressure, max	: 16 bar
Height (H)	: 208 mm
Flange diameter (D)	: 185 mm
Protocol Output	: Modbus via RS-485



WATER METER

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WATER FLOAT LEVEL SWITCH

TEREN LS



WATER LEVEL SWITCH

Technical Specification

Contact type	: SPDT, 10A/250VAC
Electrical life	: >106 cycles
Switch angle	: $\pm 40^\circ (\pm 5^\circ)$
Cable type	: PVC and CPE (Rubber)
Cable lenght	: 3m, 5m, 10m, 15m
Operating temperature	: 0~60°C
Storage temperature	: -20~80°C
Weight	: float 300g; counterweight 200g; cable 90g/m (CPE), 80g/m (PVC)
Volume	: 498cm ³
Materials	: float PP; counterweight:ABS
Protection	: IP68
Max working pressure	: 1.2 bar (12m water depth)

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OS OCCUPANCY SENSOR

TEREN



OCCUPANCY SENSOR

Technical Specification

Sensor	: PIR infrared sensor, photo resistance sensor
Power	: 20~28VDC
Output	: SPST, 10A resistive / 4A inductive, 30VDC/250VA
Life circle	: 105 times
Light control range (adjustable)	: Night/Full day (default night)
Delay closing time (adjustable)	: 2s~30 min(default 16s±30%)
Detect area	: cone angle 140°, distance 5-8 m($\leq 24^\circ$)
Mount Height	: 2~4m
Working environment	: -20~50°C, 0~95%RH(Non-cond.)
Storage temperature	: -30~70°C
Housing	: fireproof ABS(except Fresnel lenses), IP30
Weight	: 120g
Approval	: CQC

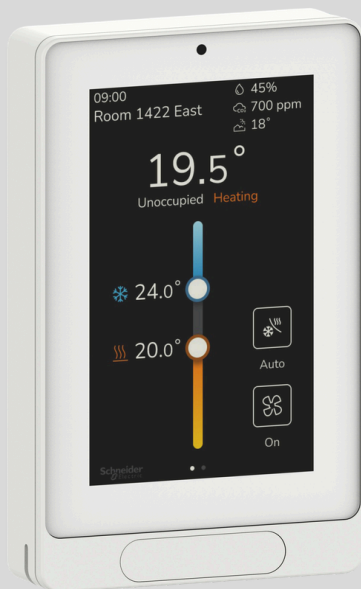
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TOUCHSCREEN ROOM CONTROLLER

TRC3500



Technical Specification

Input	: 24 Vac $\pm 15\%$ recommended, Absolute Max 29.5 Vac, 50/60 Hz or 24 Vdc $\pm 15\%$
Peak device consumption	: Up to 6 VA with CO2 sensor Plus Output Load (max total 94 VA)
Transformer max. rating	: 100 VA, 4.17 A, Class 2
Output ratings	: 5 Digital Outputs (Electronic Relays): 24 Vac or 24 Vdc $\pm 15\%$, 50/60 Hz, 1.0 Amp. 4 Universal Outputs (Electronic Relays or Analog Outputs – Configurable): 0 - 10 Vdc, 5 mA max
Digital outputs	: 5 (D1 - D5)
Universal outputs	: (Selectable: Digital outputs or Analog outputs) 4 (A1/D6- A4/D9)
Universal inputs	: 8 (U1- U8)
Real-time clock	: 7-day internal battery backup

TOUCHSCREEN ROOM
CONTROLLER

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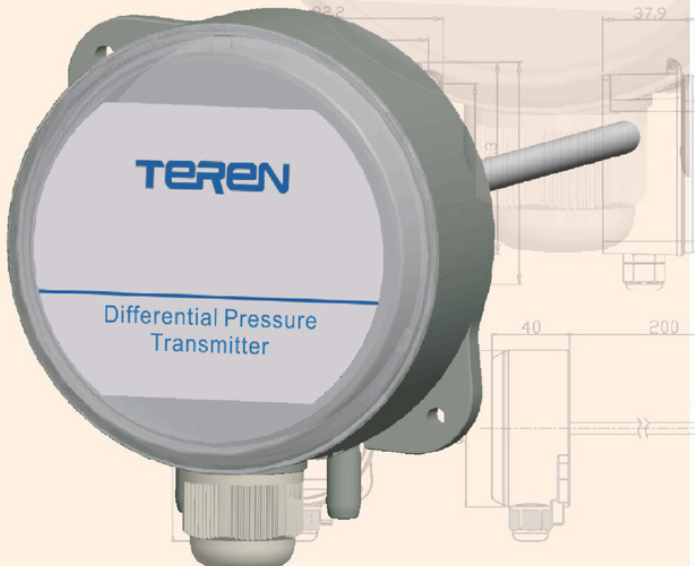
DIFFERENTIAL PRESSURE TRANSMITTER

TEREN DPTD



Technical Specification

Medium	: non-combustible, non-corrosive air, insensitive to moisture, dust, condensation and oil
Working Temp.	: -20~70°C Medium Temp.: 0~60°C Temp. Compensation: 0~50°C
Working Pressure	: overload 10xFS, burst 15xFS Accuracy: $\pm 1.0\%FS$ ($\pm 2.0\%FS@25Pa$ range) Long term stability: $\pm 0.5\%FS/Year$
Thermal effect	: $<0.05\%FS/^{\circ}C$ (zero), $<0.08\%FS/^{\circ}C$ (FS)
Response Time	: 0.5/1/2/5s, can be set by DIP switches
Process Connection	: 5mm ID tubing
Output	: 0~10V, 4~20mA (2 wires), 0~5V, RS485 selectable
Output Load	: $\leq 500\Omega$ (current), $\geq 2k\Omega$ (voltage)
Power: Voltage	: 16~28VAC/ 16~35VDC
Current	: 18.5~35VDC (RL=500 Ω); 8.5~35VDC (RL=0 Ω)
Units	: 5 units, selected by DIP switches
Zero set	: easy to reset by external key
Materials	: ABS+PC(housing) & PC(Cover), fire retardant UL94V-0
Protection	: IP65
Weight	: 200g



DIFFERENTIAL PRESSURE
TRANSMITTER

TEMPERATURE & HUMIDITY TRANSMITTER

TEREN H2N



Technical Specification

Relative Humidity

Sensor	: Digital polymer
Range	: 0~100%
RH Output	: see models
Accuracy	: 2%, 3%, (25°C, 20~80%RH)
Hysteresis	: <±1%RH
Response time	: <10s (25°C, in slow air)
Drift	: <±0.5%RH / year

Temperature

Sensor	: Digital temperature sensor or RTD/thermistor
Range	: 0~50°C, 0~100°C, -40~60°C, or others
Output	: 4~20mA (2wires), 0~10VDC (3wires), RS485/Modbus, or RTD/thermistor: see Models and resistance table
Accuracy	: transmitter : $\leq \pm 0.4^\circ\text{C}$ @ 5~60°C or 0.3°C @ 5~60°C RTD or thermistor : typical $0.2\sim 0.4^\circ\text{C}$ @ 25°C

Power	: Current: 18.5~35VDC (RL=500Ω); 8.5~35VDC (RL=0Ω)
Voltage	: 16~28VAC/ 16~35VDC
Output Load	: $\leq 500\Omega$ (current), $\geq 2\text{K}\Omega$ (voltage)
Relay output	: 2×SPST, 3A/30VDC, 3A/250VAC
Work Temp.	: -30~70°C (LCD: 0~50°C), 5~95%RH (Non cond.)
Housing	: Fireproof ABS housing
Protection	: IP65
Weight	: 360g



TEMPERATURE
HUMIDITY

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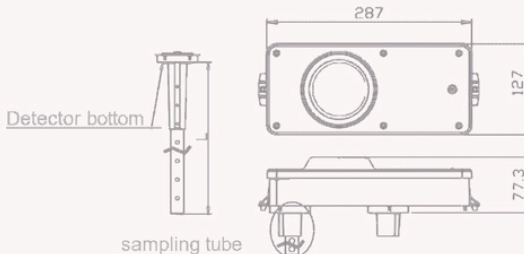
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Technical Specification

Sensor	: photoelectric smoke detector
Air Velocity	: 1.0~20 m/s
Environment	: work, -20~70°C, 0~95%RH (Non-cond.); storage, -30~70°C
Power	: (20~29VDC)±1V or 2-bus input
Monitor current	: 35mA@24VDC
Alarm current	: 55mA@24VDC
Alarm response time	: 15s
Relay contacts	: SPST, 2A @30VDC/125VAC
LED Indicators	: Running (red/green), Fault (yellow)
Electrical connection	: screw terminal
Enclosure	: Gray PC bottom box and transparent upper cover
Protection	: IP54
Weight	: 1kg (excluding sampling tube)
Approval	: CCCF
Accessory	: Sampling tube, should be ordered separately

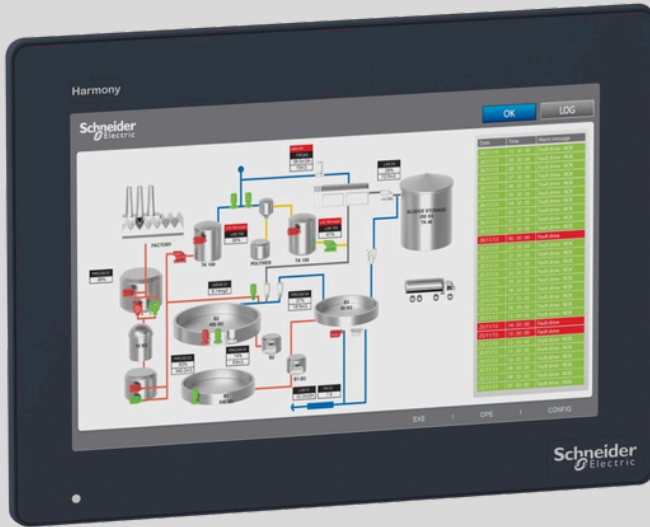


DUCT SMOKE DETECTOR

MORE INFORMATION:

ANDROID-BASED HMI

HMIST6400



Technical Specification

Series	: Harmony ST6
Model	: HMIST6400
Type	: Basic HMI
Display	: 7" Wide Touch Panel
Power Supply	: 24 VDC
Ethernet	: 2 x Ethernet
Serial	: 2 x COM
USB	: USB Host & USB Device
Software	: EcoStruxure Operator Terminal Expert
Installation	: Panel cut-out
Touchscreen	: Touch panel
Application	: Machine automation / Building control interface
Remote visualization	: Web Viewer for access via PC/tablet/smartphone
Protection	: Industrial-grade front panel protection

ANDROID-BASED HMI

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