

ThyssenKrupp Elevator Australia



The Owners Corporation- SP 52948
C/- BCMS Pty Ltd
PO Box 881
Epping NSW 1710

ATT: Mr John Fry

Date: 15/3/2010

RE: Quotation for the Lift Services at Macquarie Gardens

Dear John,

Thank-you for giving ThyssenKrupp Elevator the opportunity to prepare the following quote for the lift services at Macquarie Gardens, North Ryde.

We have put together both comprehensive & partial comprehensive maintenance proposal options to best suit the lift equipment.

Experience and capability of ThyssenKrupp Elevator

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If you require any further information I would be glad to meet with yourself or those you represent at your convenience.

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Service Callouts

ThyssenKrupp Elevator endeavours to respond to breakdown callouts promptly. Normal response time to a breakdown call out would vary between half an hour to one hour. ThyssenKrupp Elevator has over 70 service technicians servicing the Sydney area alone enabling a swift response.

Service Maintenance Plan

A Service Maintenance plan will be implemented in accordance with the equipment on site. The ThyssenKrupp Elevator Personnel as nominated will routinely carry out the preventative maintenance program – during the absence of these nominated personnel, an escalation system will be used to ensure that the maintenance cycle is not interrupted.

Any major routine service tasks that require the unit to be out of service for an extended period will be conducted at the convenience of the owner's. All servicing will be carried out in accordance with OH&S, Code and Statutory Requirements - suitably qualified personnel will carry out maintenance as per the following maintenance sets.

Provision of Spares

A Full range of standard type coils, contacts, button assemblies, inductors, landing and car door gear is maintained within our Sydney stores supporting our extensive portfolio of elevator brand equipment.

ThyssenKrupp Elevator Australia maintain in excess on 5,500 units of various manufacture throughout Australia and New Zealand. These units range in age – from older types to latest technology, and are made up of equipment from all major Elevator companies.

ThyssenKrupp Elevator Australia's ability to provide efficient service is based upon the extent of the stock on spare parts. The National Warehouse presently stocks **\$3,000,000** of spare parts and is constantly striving to increase the range and depth of stock, together with initiating alternate sources of supply for all parts.

ThyssenKrupp Elevator Australia purchases both locally and internationally. Whenever local purchasing is possible, ThyssenKrupp Elevator Australia purchase requirements for landing doors, frames, car slings, rails, ropes and miscellaneous steelwork – when purchasing requirements cannot be met locally, parts are imported.

ThyssenKrupp Elevator Australia has recently purchased material from:

Australia	North America	United Kingdom
Australian Elevator Components	Adams Equipment	Dupar
Deve Elevators	Elevator Control Equipment	Quality Elevators
Dover Australia	Hollister Whitney	Thames Communications
Eastern Elevators	Mainco, Central Elevator	Thames Valley Elevators
Elevator Cars	Moline Accessories Corporation	
EHI Fluid Power Pty Ltd	Motion Control Engineering (MCE)	New Zealand
Foys Electrical	Northern Elevator Ltd	T.L. Jones
International Elevator Technology	PC Exchange	
Kone (Australia) Pty Ltd	Payne Elevator	Canada
Elevator Materials	Power Electronics Corporation	Northern Elevator
Liftronic Pty Ltd	Seicor	Montenay Service D'Assencuers
Otis Elevators Pty Ltd	The Elevator Handrail Company	ThyssenKrupp Elevator Group
P & R Lift Cars	ThyssenKrupp Elevator (New England) Inc.	
Schindler Elevators Australia Pty Ltd	ThyssenKrupp Elevator Corp	Germany
	ThyssenKrupp Elevator Limited	Thyssen Fahrtreppen
	CEC Corporation	Thyssen Aufzüge

Modernisation

Aesthetic Enhancements

Car interior upgrades

Car interiors from ThyssenKrupp Elevator Australia enhance the appearance of your elevators with minimal investment and downtime. Over time, the original interior of an elevator car becomes dated or damaged, or the décor may no longer match the rest of the building. Car interiors are one part of an elevator that a customer touches every day. Since they surround people each time they ride in the elevator, they are a critical factor in determining an overall impression of the elevator's quality.

In designing a new car interior, you may choose from different styles. Industrial applications may call for rigid steel interiors, while laminates may be more appropriate for apartment buildings and designed finishes for hotels.

Car panel

Car operating panels from ThyssenKrupp Elevator Australia can provide you with flexible options to re-new the aesthetics, reliability and compliance of your equipment to ensure passenger safety, improve guest comfort and increase overall satisfaction with your equipment.

Buttons and car operating panels are available in a wide variety of colours, finishes and designs to suit the style of your building.

ThyssenKrupp Elevator Australia can also provide you with the latest technology car interior indication displays with options such as dot-matrix or LCD with complete information systems.

Code Compliance

ThyssenKrupp Elevator Australia offer a full range of modernization and safety upgrade products and packages designed to enhance your vertical transportation equipment performance and to assist in the effective management of hazard and risk, thus enabling elevator owners and controllers of premises to meet their Occupational Health and Safety requirements.

The following items are some of those offered by ThyssenKrupp Elevator Australia to ensure that your building is Occupational Health and Safety Compliant:

- Emergency Phones
- Emergency Lighting
- Protective Guarding
- Emergency Stop Switches
- Circuit Breaker lock-out devices
- Lift Shaft Lighting
- Motor Room Lighting
- Landing Door Unlocking Devices
- Pit Egress Devices
- 3D Door Protection Devices
- Residual Current Devices for Car Light/Power Circuits
- Lift Pit and Car Top Communication Systems
- Pit Buffer Switches
- Upward Runaway Protection
- Requirements for Disabled Persons
- Protection Against Vandalism
- Signage
- Landing Door Closing Devices
- Levelling Devices
- Emergency Lowering for Hydraulic Elevators

Performance

Maintaining your Investment

ThyssenKrupp Elevator Australia can provide you with the necessary changes to ensure that your building is able to maintain the required standard of performance, reliability and occupational health and safety.

We can assess the state of your equipment through the use of Hazard and Risk Surveys - which outline any lack of code compliance in elements of your equipment, whilst also bringing to attention items can be suitably upgraded to enhance performance.

ThyssenKrupp Elevator Australia also possess the capability to conduct equipment "Life-Cycle" and condition reports that provide assistance in planning for the future of equipment, and protect against obsolescence.

Door Operator and Lock Upgrades

Faulty doors are the #1 cause of elevator shutdowns and service calls.

A door operator provides smooth, consistent operation in opening and closing elevator doors. Over time, door operators become inefficient, unreliable or obsolete.

Inconsistent door opening and closing times can degrade the efficiency of your entire vertical transportation system. The older the equipment, the more prone it is to shutdown.

Overall performance also suffers, and passengers may experience rough or noisy door operation. In addition, slow door operation delays cars, increases waiting time and causes longer floor to floor travel times.

Together with increasing performance and overall reliability, a door operator upgrade is a sound investment in your building's future.

Control System Upgrades

Upgrading your elevator control systems to ThyssenKrupp Elevator Australia controls improves the performance of your traction elevators as well as your building.

ThyssenKrupp Elevator Australia advanced elevator control systems make stopping and starting practically unnoticeable. In addition to improving both ride quality and reliability, control systems bring your elevator up to the most stringent safety codes and provide additional features to optimise your building's performance.

The Flexibility to retain existing equipment when utilising ThyssenKrupp Elevator control systems ensures modernisation becomes a nearly seamless upgrade.

Geared Drives

The standard frequency controlled drives can be equipped as pole changing or controlled drives depending on the requirements. The solid lasting quality is epitomised, for example, by worn wheels, which are made from high quality spun bronze, and the case hardened worm gear shafts.

Options:

- TW 63 – The power pack with single stage worm gear. Ideal in situations where low rated loads and medium travel heights are predominate.
- W 191 Compact drive system for heavy duty passenger and freight elevator applications in most varied types of offices and commercial premises.
- TW 160v – All-rounder – powerful yet adaptable. Specially designed for medium to long travel heights. The appropriate arrangement of motor and pulse generator makes all kinds of drive possible.
- W 263 & W 332 – Rated load capacity of up to 6000kg, these drives can cope with the heaviest loads and are the first choice when it comes to demanding applications.

ThyssenKrupp Elevator Australia drives conform to the latest guidelines.

Experience

ThyssenKrupp Elevator Australia currently provides maintenance for over 5,500 units of various manufacturers across both Australia and New Zealand.

Some of these sites are shown below:



Benefits

- ThyssenKrupp Elevator is a multinational elevator company suitably equipped to maintain all types of vertical transportation equipment ranging from high-rise CBD buildings to strata plan residential units
- ThyssenKrupp Elevator Australia currently maintain the largest number of 'mixed technology' portfolios (i.e. UNSW, Macquarie Bank, University of Sydney) in NSW
- We pride ourselves on offering our clients exceptional customer service, provided by dedicated industry experts with a keen focus on communication
- We are focussed on continual improvement, we incorporate a management program at our contracted sites, comprising of regular performance reviews and ongoing target analysis
- ThyssenKrupp Elevator Australia possess a proven record of successful maintenance of equipment manufactured by alternate suppliers
- ThyssenKrupp Elevator Australia is fully insured, and hold necessary Public Liability, Professional Indemnity and Workers Compensation insurance

Quotation

ThyssenKrupp Elevator's **PLATINUM FULLY COMPREHENSIVE** proposal is defined as below:

- 24 Hour / 7 Days emergency breakdown service as required
- Replacement of **ALL PARTS** when required.
- Programmed service visits. (12 Visits per annum)
- All necessary lubricants and cleaning materials
- Service documentation (signed by Service Technician) at conclusion of each visit
- Form 15a Certification provided Annually at Client's request

Our price to maintain all 4 Passenger lifts based on a **Full Comprehensive Maintenance Agreement** would be:

3 year term- \$22,000.00 plus GST

This price is per annum and payable quarterly in advance.

Quotation

ThyssenKrupp Elevator's **GOLD PARTIAL COMPREHENSIVE AGREEMENT** proposal is defined as below:

- 24 Hour / 7 Days emergency Response Centre Service.
- Normal Business Hours breakdown call-outs included.
- Limited Minor Parts Replacement Coverage. (up to a value of \$1,500 per component)
- Programmed service visits. (12 Visits per annum)
- All necessary lubricants and cleaning materials
- Service documentation (signed by Service Technician) at conclusion of each visit
- Form 15a Certification provided Annually at Client's request

Our price to maintain all 4 passenger lifts on a **Partial Comprehensive Service Agreement** would be:

3 year term- \$15,400.00 plus GST

This price is per annum and payable quarterly in advance.

This offer is subject to a final inspection should we be awarded the services.

Should you require any additional information, please feel free to contact me directly on 0418 268 311.

Regards
ThyssenKrupp Elevator



Daniel Lewin
Business Development Manager