

The New Zealand LIFT FAX

The New Zealand Lift Fax is produced bi-monthly for the NZ lift industry. Just send your email address to LEC to subscribe.

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WHAT'S GOING UP or DOWN THIS MONTH:

T.L.JONES APPOINTS PORTUGUESE DISTRIBUTOR:

Liftech, a well-established supplier of lift controllers in Portugal has been appointed by the well renowned Christchurch New Zealand based Infra-red lift entry protection manufacturer, **T.L. Jones Ltd**, as their latest distributor.

With their well-evolved D200 and D300 slimline detectors now available in many areas of the world, this association should further expose this well regarded, simply fitted product, to the Worlds new-lift and modernisation market.

ACCESS ELEVATORS LTD STRETCHES ITS LEGS:

Growing fast on the back of the Disabled Access market, this Tauranga manufacturer of low cost Water Hydraulic powered platform lifts has been bursting at the seams, such that it has acquired the local lift manufacturer '**Lift Works**'. These lifts are becoming the new lift market niche for affordable disabled access solutions up to 3 levels.

EDITORIAL.

IT WAS NICE KNOWING THE BIA !:

First it was the Department of Internal Affairs, the DIA's review of the Building Act in 2001, then the Ministry of Economic Development, the MED's search into strengthening the Building Act to protect the consumer through expanding building controls in 2003. And lastly the culmination of the bureaucrat's sojourn into the scrum of the building industry, the presentation of the still to be ratified burgeoning Building Bill.

But as if to justify the swathe of knowledge gleaned, and time spent in the inner sanctums of the building industry over the past 3 years, there has emerged a kind of paternal bureaucratic brotherhood with the artisans, a kind of, we can do this together. We'll expand and oversee you to take away that burdensome responsibility of having to be responsible for yourself. And so the media statement has been issued:-

*The Ministry of Housing will be expanded through the transfer of relevant functions from the MED, DIA and the Ministry of Social Development, the MSD. The expanded Ministry of Housing will be a one-stop shop, renamed the **DEPARTMENT OF BUILDING AND HOUSING**, the DBH.*

"Our Government is committed to strengthening the public service so it better serves NZ's" etc. etc. etc.
ie. Absorb the past semi-independent functions & employees of the BIA. Ed.

MIDDLE EAST ELEVATOR SHOW 2005:

The next three or four years will result in the entire landscape of Dubai being changed, promised **H.H.General Sheik Mohammed bin Rashid Al Maktoum**, Dubai's Crown Prince and UAE Defence Minister, in a recent interview with CNN.

And you are cordially invited to participate in the Gulfs premier Elevator and Escalator event to be held in Hall 8 of the Dubai International Exhibition Center, in the United Arab Emirates over the **21st to the 24th of February 2005**. The UAE, on the tip of the hook of the Persian Gulf, about 500kms long by 150kms wide, has under construction around 343 multi-storey buildings in Dubai at present, and accounts for some 20,000+ elevators and escalators in use at the end of 2003. (7000 NZ)

See: www.mediacom.com

Information packs available +971 4 2691296

Or email mediac@emirates.net.ae

INDEPENDENCE LTD INSTALLS FIRST LIFT:



Local STANNAH stairchair agent Rob Douglas moves into the disabled access small lift market with installation of their first Stannah Midilift SL in to Christchurch NZ.

Rob, who has worked for Stannah in the UK where these lifts are manufactured, has focused on installing the Stannah range of stairchairs

over the past years while building his business, but has succumbed to demand for a simple, high quality more flexible means of disabled access to compliment this range. These free standing minimal site impact enclosed platform lifts do just that.

The unit installed into Cardale House, 95 Tuam Street Christchurch, required only redirecting the lower stair access to provide a 1.37m wide x 1.56m long footprint, and cut out a 70mm deep pit.



Price ranges up to \$50,000, and the controls require constant pressure on call pushes to operate, but have a soft touch. The internal shaft is flush, fitted with platform edge and overhead non-entrapment sensors that provide total passenger safety.



Redirected Lower Stairs

The manual swing doors are easy to operate although can be fitted with powered drives for less that \$2000 per entry if needed. All round, it is a useful means of disabled access for the building. See www.stannah.co.uk or contact Rob on 0800 92 66 77

WORLD NEWS FROM ELENET®

THYSSEN ACQUIRES NEW ZEALAND FIRM:

THYSSENKRUPP Elevator Australia Pty Ltd recently acquired Auckland, New Zealand based Elevator Technologies Ltd. According to the company, the acquisition enables TyssenKrupp Elevators to have direct access to the New Zealand market. The former owners will remain as managing directors.

FERMATOR SCHINDLER AGREEMENT:

Fermator has entered into a long term strategic relationship with Schindler for the supply, manufacturing and licensing of their landing door and car door systems for Schindler elevators in the commodity segment. To enter into this business for Schindler and other OEM's, Fermator set up a new production center in Falset, Spain with a total covered production area of 8,000 sqm and an initial capacity of 70,000 doors per year.

KONE TO BE IN BRISBANES TALLEST:

KONE is supplying five Alta™ lifts for the Aurora Apartments in Brisbane, Australia. At 210 meters, the 67-story tower will be the tallest in the city. It will house 452 apartments, an eight level car-parking garage and retail space, plus entertainment and recreational facilities. Construction is expected to be completed in 2006.

MODEL ELEVATOR SAFETY LAW UPDATE:

The Model Elevator Safety Law, which includes requirements for licensing of elevator mechanics, inspectors and contractors, has been passed in 11 states. These include Alabama, California, Florida, Georgia, Idaho, Illinois, Indiana, Texas, Vermont, Virginia and Washington.

The National Association of Elevator Contractors (NAEC) CET™ Certification has been recognized in Florida, Georgia, Maryland, Pennsylvania and Washington, D.C. to meet the requirements for elevator mechanics licensing and it is being reviewed in Alabama, California, Illinois, Texas, Vermont and Virginia. The CET Grandparent option is available for those who meet minimum standards of either industry-related field work or a combination of work and training.

The deadline for applying for the CET Grandparenting Program is December 31, 2004. For more information contact NAEC at phone: 1-800-900-6232 or website: www.naec.org

THE PLATFORM LIFT UNDER QUESTION:

Still no word on the Building Bill, although the Territorial Authorities seem to be refining their processes relative to features long overlooked such as lifts in anticipation. I seem to be attracting more queries than in the past from low-rise building owners or their representatives under pressure from the TA's during the Consent process, to provide a single conformance solution as the suitable means for mechanical access into their building. Invariably emphasis is being put on NZS4121:2001, the reproduced disabled access standard as the means of compliance. Uninformed TA officers understandably tend to use this good guide without question, such that the history and status of this standard needs to be clarified. Firstly, it needs to be clear, that NZS4121 was first written in an era when lifts were uncommon as a solution to provide access to two and three floor buildings, the exception being large goods or for special access needs. Still today this holds true, most able-bodied persons use stairs for access over this level, and NZS4121 accommodates this. Because of market pressures and vested interests in the development of singular solution standards, consideration was not given to alternative means of disabled access, other than for the fully automatic passenger lift, and so the Building Act still reflects this compromise. It is not until we as a society recognise that to some, the first two floors of a building are as much an obstacle as all those above the 2nd or 3rd, that NZS 4121 will become relevant to all. The Building Act gave disabled access a more relevant profile in the market place, next to fire and earthquake, and through focusing on performance as the subjective criteria, it has allowed the market to broaden and become more innovative. It has achieved this through the Alternative Solution, to provide varying cost effective access solutions not only for the permanently disabled, but also for all of us who at some time in our life cannot negotiate those first few floors easily. So until NZS4121:2001 catches up with the innovative market, it is preferable that Territorial Officers understand that this Standard in most cases is still an unnecessarily restrictive solution regarding means of mechanical access up to 3 floors. Therefore, the performance requirement found all throughout the Building Code; ***to ensure people with disabilities are able to carry out normal activities and processes within buildings*** safely, is the relevant yardstick, and all Consent applications should only be judged accordingly.

IS UPGRADE BECOMING OBSOLETE ?:

The last few upgrade specifications have seen LEC making allowance for full replacement of the lift as an option, in with the usual detail of recommended upgrade items. It is not that I was expecting a competitive price, but a lot of pre-80's building's that have never seen upgrade over their life, require quite a bit of equipment upgrade to attain the performance and reliability levels technology has set over the interim decades in their life.

The market place in adopting less labour intensive high technological manufacturing processes, has resulted in a much lower cost, high performance packaged product such as the Motor Room-less lift.

Subsequently, with supply and installation costs dramatically reducing, the package price has been worth considering, and of late we have seen two examples of full replacements of lift equipment chosen instead of upgrade. Example of offers:-

No.1

Supplier	A	B	C
UPGRADE	\$ 73,648	\$ 75,986	\$ 72,996
REPLACE	\$ 79,840	\$117,036	\$ 84,358

No.2

Supplier	A	B	C
UPGRADE	\$ 100,460	\$ 96,669	\$ no offer
REPLACE	\$ 109,000	\$ 89,900	\$ 124,000

The NZ market has become aware of the advantages of the MRL product, and so with LEC feedback on pricing becoming available, hopefully we will see a levelling of the present extremes in pricing.

With an increasing realisation by building owners that their lift equipment does not last forever, just because it has been under a maintenance contract all its life. And that you can only achieve so much with a "coat of paint" in leasing property, where lift performance and reliability provides a strong impression as to the state of the building

And so, I put the premise forward, are we to see a decline in upgrade over replacement in the lower rise market ?

UPPER RANGE LOW RISE DISABLED ACCESS

SOLUTIONS:

This market is becoming quite active in this area as the building owner still looking for a low site impact but higher quality package than the low cost end of the market for a disabled access solution, is prepared to invest a little more. **With pricing ranging from \$35k to \$50K**, the main suppliers we have seen in the South Island market are companies importing overseas equipment such as:-

Rob Hurley - HE Lifts Ltd Ph: 09 585 1226
- importing the "Garaventa" www.garaventa.can

**Raised
Garaventa
Platform
Lift**



**Lowered
Garaventa
Platform
Lift**

Rob Douglas - Independence Ltd Ph: 09 580 2124
- importing the "Stannah" www.stannah.co.uk

**Stannah
Control
Station**



**Stannah
Entry Door
& Power**

Dave Gardner - NZ Engineering Services Ltd Ph: 09 576 0545
- importing the "Cibes" www.cibeslift.com



**Cibes
Platform
Lift &
Controls**

