



LIFTRONIC PTY LTD

Australia's Largest Independent Lift & Escalator Company

Established in 1985

Sydney | Brisbane | Melbourne | Gold Coast

Works and Services associated with the Escalators to be provided by Builder.

Unloading, unobstructed access routes and placing of equipment from delivery truck into final positions on site including splicing of sections.

All protection of the installed equipment until handover to the client.

The Approved Purchaser must complete all associated builders works in accordance with the Liftronic layout drawing, including all setting out, surveys and checking of works completed by other trades.

The Approved Purchaser must coordinate, check and interface the works with all other contractors

Provision of a suitable storage space adjacent to the installed truss on site of 20-40sqm dependant on rise

Complete Survey and supply of proper dimensions for the units in accordance with the layout drawing.

All builders work such as cutting away and making good

Provision of complete supports of adequate strength, together with bearing plates properly located for truss at upper and lower landings, including any required intermediate supports as per Liftronic layout drawing.

All other builder's work as may be required for installation and completion of the units including, but not limited to, changes to conduits, piping, air ducts, sprinkler systems and similar utilities, including all finishing works plaster, patching, trims, flashings, grout, and painting. Sealing of gaps between escalators and adjacent building structures.

Provision of safety barricades for installation of balustrades during construction by temporary handrails, scaffold or EWP's to installer's satisfaction.

Supply Structural Engineers Certification that the building including path of travel is designed to accept the loads imposed by the Escalators.

Provision of temporary safety barricades, hoardings or guards around the floor openings during installation to allow adequate working space and protection of the general public, employees and business of the purchaser.

Storage of Escalators after 6 weeks @ \$10cm3/day

Provision of any infill, decking, barriers and guards between parallel or adjacent units and or building structure between plates or balustrades.

Provision of uninterrupted and dedicated temporary three phase 415 Volts and single phase 240 Volts power supply for the installation of the Escalators as per AS/NZS 1431.

Provision of lighting over the entire length of the Escalators to comply to AS1735, and any additional architectural lighting attached to any part of the escalator for example underneath.

Provision and installation of interconnecting communications wiring, supports and restraint

between the lift Controller (termination box) and any other remote location /facility (i.e. the station managers office for items such as, telephone, BMS, remote monitoring, CCTV, smoke alarms, maintenance & emergency information etc)

Provide accommodation and working space for site personnel that is safe, clean and dry.

Provide mechanical, water and dust protection of the escalators to Lift contractor's requirements. Escalators are not to be used as working platforms and no scaffold is to be erected on or supported by the escalator. Any damage of the equipment during construction will be charged to the Approved Purchaser.

Once Escalators trusses are installed by the Approved Purchaser and FFL markings provided, Liftronic will level the units to correct landing heights. Floor finishes around Escalators landings are not to be laid until Escalators are levelled up to final positions.

Standard Conditions of Tender

1 General

In the event of this being accepted, it shall constitute a Contract Agreement

- These conditions and the Lift Contractors tender letter shall be deemed to form part of the Contract. These conditions are supplementary to the general conditions relating to this Contract provided, however, that if the items of this tender in any respect contradict, differ or vary the provisions of the general conditions, then the terms of this tender shall prevail.
- No conditions or terms stipulated incorporated or referred to by the Purchaser are to annul or vary these conditions and terms (including notes: Re building works) unless expressly agreed by the Lift Contractor in writing.

2 Duration of Offer

This tender shall remain open for thirty (30) days from the date hereof after which it is subject to confirmation before acceptance.

3 Regulations

The Lift Contractor shall install the equipment the subject of this tender in accordance with existing State Regulations and ordinances in force and effect regulating the installation of lifts and escalators within the Commonwealth of Australia. In the event of there being any additional work or material required after the date hereof by reason of any new ordinance or regulation or any amendment or variation to any existing ordinance or regulation of the Lift Contractor shall be entitled to charge and recover as an extra to this contract a proper sum in reimbursement for the additional work and materials used to comply with the said regulations and/or ordinance and/or amendment thereof.

4 Completion

Delivery of the equipment as stated in our tender document is from receipt of:

- Signed order.
- Necessary drawings and documentation for the preparation of our drawings.
- Approval of our layout drawings.
- Approval of car superstructure and door finishes.
- Payment

All Equipment to site shall be delivered within normal business hours.

Site installation will commence on or after the agreed "Commencement of Installation" date, as detailed in our Tender Document, provided written notification is received one week prior, confirming the works are ready and the following Essential Site Requirements (ESR's) are completed as listed in this tender.

5 Extension of Time

- Liftronic Pty Ltd shall be entitled to an extension of time for all delays beyond its control and if the delay is due to the act, default or omission of the Client, Liftronic Pty Ltd will be entitled to claim for additional cost which it incurred. Matters outside its control include but are not limited to: acts of government, industrial disputes, lockouts, malicious damage, fire explosion flood. riot, civil commotion, war, terrorist act, tsunami, storm, tempest, Act of God or any Force Majeure event.
- Should the original site commencement date be delayed by the Client, The Client will provide six weeks advance notice of the revised site commencement date.

6 Liquidated damages

When liquidated damages are applicable in any Contract agreement resulting from the tender, such damages shall be restricted as follows; The amount of liquidated damages shall not exceed the lesser of actual cost or 1 % of the Contract sum per week with maximum total damages of 10% of the Contract value of such portion of the equipment as cannot be usefully employed.

7 Suspension of work

In the event of non-payment of any progress claim, the Lift Contractor reserves the right to suspend execution of the works in accordance with the relevant Building and Construction Industry Security of Payment Act in the State in which the project resides.

8 Payments

Payments are to be made as follows:-

- 30% of Tender Price Within 30 days of order and prior to order of equipment
- 60% of Tender Price within 30 days of Invoice date and prior to Delivery of Equipment.
- 10% of Tender Price On practical completion of our works and prior to Handover to the client.
- Final payment must be received prior to the lift/escalator being placed into service;
- Processing of the order and placement of equipment orders shall not proceed until the deposit is received,
- Any subsequent payment not made by due date shall bear an interest of 2.5% per annum from date of submission of such claim.
- Our Tender is based on unsecured offsite payments.
- Ownership of materials and equipment shall not passed onto the client until full Contract payment is received Liftronic Pty Ltd.

9 Retention Moneys

Retention moneys to be in the form of two (2) Bank Guarantees, which shall not exceed 5% of the original Contract sum, reducing to 2.5% at the commencement of the defects liability period. and the remaining 2.5% being returned at the completion of the defects liability period, as defined in clause 10 hereof.

10 Price Adjustment

- After acceptance of our quotation, our offer would be fixed for a period of 10 months from the date of our Tender and then any unpaid amount after that date, will be subject to rise and fall.
- The tender price shall be adjusted in accordance with NCAP2, once the agreed fixed price date has elapsed.
- Liftronic Pty Ltd reserve the right to adjust our offer subject to currency exchange rate fluctuation prior to acceptance of this offer,

11 Warranty

- All conditions and warrants expressed or implied by statute, common law, equity, trade, custom, usage, or otherwise howsoever are hereby expressly excluded to the maximum extent permitted by law. Where so permitted the liability of Liftronic Pty Ltd for a breach of condition or warranty that cannot be excluded is limited (at Liftronic Pty Ltd option) to the replacement or repair of the goods or of acquiring equivalent goods. Liftronic' Pty Ltd shall not be liable in any way whatsoever for direct, indirect or consequential loss or damage whatsoever (whether based on tort or contract or otherwise).
- The provision of Warranty is conditional upon the installation being maintained by Liftronic Pty Ltd or their contractors. Unauthorized servicing of the goods will render the Warranty invalid.
- Rectification of Warranty identified defects will be repaired or replaced without charge by Liftronic Pty Ltd personnel or their contractors only, during normal working hours.
- Damage caused by misuse, negligence, acts of god, accident or similar cause, or usage other than in accordance: with the operating instructions, is not covered under warranty.
- The company may, at its discretion, agree to act as agent for the owner where delivery is requested and all costs for cartage and insurance will be for the owners account.
- The replacement of any part or labour involved will not have: the effect of extending the period of the warranty of the goods.
- Any faulty part replaced under Warranty becomes the property of the Company for purpose of examination and claim under proprietary Warranty.
- Products are supplied by the manufacturer, or the manufactures' agent, under the express condition that no responsibility is implied or accepted by the above parties for any damage to any appliance, equipment or property or persons associated with the correct or otherwise operation of the goods.
- Products for repair under warranty must be authorized by the owner and be accompanied by a written description of the complaint.

- If any rectification works of faulty materials and /or workmanship that cannot be carried out during the Lift Contractor's normal working hours, the Lift Contractor shall be at liberty to charge the purchaser an amount equal to overtime payments and /or other expenses incurred by the lift contractor which would not have been incurred if rectification works had been carried out during the lift contractors normal working hours.

12 Maintenance

- Maintenance service will be provided by Liftronic Pty Limited without further charge for a period of twelve (12) months, or as otherwise confirmed in our submission, from the date of practical completion of the installation. Such service will be carried out during normal working hours and on normal working days and will include regular inspections and adjustment of the equipment, the provision of oil, grease and cleaning material, and attending service calls during normal working hours.
- If maintenance and/or service calls are required to be provided outside of Liftronic Pty Ltd normal working hours then these will be subject to additional charge to the purchaser.

13 Ownership

- Equipment listed in the Lift Contractors progress claims or final claim remain the Lift Contractors property until payment in full of such progress claim or final claim.

14 Drawings, Illustrations, Manual

- All preliminary drawings and descriptive matter are submitted as a general guide to size or appearances of the units offered and are not to be considered as Contract data. Final Contract drawings will be prepared when all basic details affecting those drawings are cleared. This may necessitate alteration of dimensions, to accommodate the Lift contractor's equipment and compliance with local regulations. Liftronic Pty Ltd will not be held liable for any cost associated with changes to drawings.
- Standard operations and maintenance manuals will be supplied on completion of the Works.

15 Insurance and General Liability

The following insurances having been affected on behalf of the Lift Contractor, the Lift Contractors tender is based on and limits the Lift Contractors liability hereunder as follows:

Workers Compensation.....Unlimited
Public Liability.....\$50 000 000.00

Additional insurance, if required, shall be the responsibility of the Purchaser.

- Liftronic Pty Ltd shall not be liable to the Client by way of indemnity or by reason of any breach of Contract, or in tort or statute or otherwise, for loss of any part, or all of the Works or for loss of production, loss of profit or loss of any Contract, or for indirect, special or consequential loss or damage which may be suffered by the Client in connection with the Contract Agreement.
- The above shall not apply to limit the liability of Liftronic Pty Ltd
 - a) For liquidated damages
 - b) Out of which by law Liftronic Pty Ltd cannot contract.
 - c) Arising out of fraud, wilful misconduct or illegal or unlawful act.
 - d) To the extent that Liftronic Pty Ltd is entitled to make any claim for such liability under any policy of insurance which it may hold.
- Subject to any contrary provisions in the Trade Practices Act, 1974 (as amended) as applicable to this Agreement the Lift Contractor shall not be liable for loss and / or damage and/or injury, financial or otherwise, occasioned by any act, default and/or omission, negligent or otherwise, in the course of and/or in connection with its performance of this Agreement provided always that the Lift Contractors legal liability for death or injury to any person so far as such death or injury is the direct and foreseeable consequence of such act, default and/or omission is not hereby excluded.
- Within the meaning of the Trade Practices Act, 1974 (as amended) in no event shall the Lift Contractor be liable for damages for loss of rent or profit.

16 Safe and Secure Conditions of Work

The Client warrants that during continuation of this Agreement it will provide safe conditions of work to the Lift Contractor, its workers, agents and all persons present by the Lift Contractors invitation and/or permission. In the event that in the Lift Contractors opinion at any stage hereof conditions of work become unsafe or if asbestos is discovered on site, the Lift Contractor reserves the right to suspend all work until such conditions of work have been remedied to the regulatory bodies and Lift Contractors satisfaction. The purchaser shall secure and keep secure the entire site from vandalism and theft. The Lift Contractor reserves the right to seek compensation from the Purchaser for damage of materials, equipment or theft of tools which are as a result of the Purchaser not providing a secure site environment. The Lift Contractor reserves the right to cease all works on site until compensation payment is received. If in the opinion of the Lift Contractor, the damage, loss of materials or tools has impeded the installation process of the works. The Lift Contractor will submit a claim for extension of time, approval of such claim shall not be unreasonably withheld by the Purchaser.

17 Practical Completion

Date of practical completion hereof shall be the date the Lift Contractor has installed all equipment the subject of this tender in good working order and condition to the satisfaction of any responsible other in the employ of the appropriate Statutory Authority or Authorities in the relevant State or Territory, provided always that in the event that the Lift Contractor has installed all equipment the subject of this tender in good working order and condition and such equipment cannot be operated due to any act, default and / or omission by the Purchaser or any party other than the Lift Contractor, then the date of practical completion hereof shall be deemed to be the date of written notice provided by the Lift Contractor to the Purchaser stating the above.

18 Inspections

The Lift Contractor has included in the Tender for an inspection of the installation prior to hand over by the appropriate authority. The cost of any additional inspection that may be required as a result of outstanding work by others will be charged extra to the contract sum

19 Registration

Under the requirements of the WH&S regulations 2011, Liftronic Pty Limited will provide a certificate stating that the lifts/escalators are "Safe to Operate" and are installed to the requirements of the appropriate lift code and the relevant parts of the BCA at the completion of the installation. To assist in the registration process, Liftronic Pty Limited will complete the relevant lift particulars of the WorkCover Application and pass onto the contractor.

To complete the registration, the owner of the plant must:-

- Complete the WorkCover Application;
- Lodge the form with payment to WorkCover;
- Attach the registration certificate to the unit.

20 Additional Works

If any additional works are required as a consequence of:-

- Changes to state or territorial regulations and ordinances.
- Faulty retained equipment.
- Latent conditions including access to the works.
- Occupational health and safety compliance.
- Industrial relations issues.
- "Heritage" conditions or limitations.
- Asbestos removal requirements
- Modification and rework due unsatisfactory structure.
- Any works which in our opinion is outside the quoted scope of works. Then this additional work will be at extra cost and/or time, to the client and subject to a quotation and variation.

21 Intellectual Property Rights, Copy Rights, Patent.

All Intellectual property rights in the equipment including in the control software which enables routine operation, maintenance and repair to the equipment (control software) remain the property of Liftronic Pty Ltd. Liftronic Pty Ltd hereby grants a non-exclusive licence to the Client (and any contractor on behalf of the Client) to use the control software to operate the equipment for its own purpose, but the customer shall have no other right or interest in the control software and save only as required by law, no right to reproduce, reverse engineer or deal in the control software. This licence can be assigned to a new owner of the equipment.

22 General Conditions of Contract

Except to the extent modified by the conditions of this tender or otherwise agreed by Liftronic Pty Ltd and the Client in the Contract Agreement, then in the case of the Client;

- a) Being a Principal , the provisions of AS2124 1992 or
- b) Being a Main Contractor , the provisions of AS2545 1993

Shall apply to the Contract Agreement.