



## E-levatex-8 exclusive floor lift control system FAQ Version 1.04



### Traditional elevator controller systems

Buildings having elevators serving exclusive floors are associated with prestigious up-market condominiums, exclusive floors occupied by VIPs in certain public buildings, mixed developments like having residential apartments on the top of commercial shopping centers and building requiring high security monitoring systems e.g. Parliament House, foreign embassies etc.

Designs for exclusive floor elevator control are incorporated into the primary design of the building. It involves the laying of cables to integrate the access control and lift controls functions to individual units of the building, lift control room, intercom cum access panels in the lobbies and to the main guard control room.

It involves extensive cabling works (inclusive of spare cables to replace defective pairs) and maintenance cost to keep the system running efficiently. Defective cables and cabling errors are the main problems that hamper the system from operating effectively. As the building gets older, it is not practical and too expensive to renew the system, as it would involve substantial hacking of building structure and disruption of the building service during the retrofitting.

### E-levatex-8 exclusive floor lift controllers

The philosophy behind the design of the E-levatex-8 exclusive floor lift controllers is to overcome the shortcomings of the traditional systems and enable older buildings to retrofit a security-monitoring system with features comparable to those available in the current market. The retrofitting exercise does not involve any excessive cabling works. The elevators vendors are required to prepare terminating points at the lift control room enable the E-levatex-8 exclusive floor lift controllers to be interfaced to the existing lift system.

**The E-levatex-8 exclusive floor lift controllers are designed to interface with “telephony access control system” which uses normal telephone lines to relay signals from the telephony systems to open main doors for visitors in to the buildings as well as to control the lift to bring the visitors to that particular floor only.** An unauthorized visitor will not be able to use the lifts to gain access to any floor in these buildings without the residents activating the lifts via their home telephones. **This system forms a second layer of security in addition to the access control system installed.**

The E-levatex-8 exclusive floor lift controllers can be decoupled from the lift operating system easily to facilitate lift maintenance and emergency situations and activating a bypass switch installed during the installation of the system. The system can then be restored subsequently by deactivating the bypass switch.

## **FAQ on E-levatex-8 exclusive floor lift controllers system**

### **General**

**Q:** What is an E-levatex-8 exclusive floor lift controller?

**A:** It is a set of controllers to enable to bring the lift to exclusive floors in a public buildings, installations and condominiums.

**Q: What do you mean by 'exclusive floor?'**

**A:** It is an access control security system which *restrict the access* of residents or company employees and their guests or visitors to the floor in which they live or work.

**Q: What is the difference between the E-levatex-8 exclusive floor lift controller system compared with existing exclusive floor lift controller systems currently in place?**

**A:** Traditional exclusive floor lift controller systems are designed and installed during the construction of the building. It is not practical in both work and cost involved to install the system in older building because it involves design work to accommodate the existing building's unique system layout and a tremendous amount of cables to be laid to connect each unit to the lift control room. The amount of hacking involves to route these cables and hardware equipment will disrupt the occupiers' life routine or work routines.

The installation of E-levatex-8 exclusive floor lift controller system does not involve any hacking or laying of cables. It is designed to interface with Telephony access control systems [Enterphone and Trigon miniguard system] which use the PSTN network to control the system from the occupiers' home or office telephones.

**Q: Can the E-levatex-8 exclusive floor lift controller system be installed in all buildings?**

**A:** No. The E-levatex-8 exclusive floor lift controller system is designed and configured to interface with Telephony access control system. Presently it is configured to interface with both Enterphone system [Viscount Systems Inc] and Trigon Miniguard system [Trigon Electronic Inc] because of their reliability and technical support. The tele-controller system can be reconfigured to interface with other telephony systems to suit the end user. *There will be an extra charge to customize the system to the end user specifications.*

**Q: Is the E-levatex-8 exclusive floor lift controller system cost effective compared to the traditional design?**

**A:** The significant cost savings in implementing the E-levatex-8 exclusive floor lift controller system comes from not having to lay cables from individual units to the lift control room, not having to purchase dedicated handsets for each individual units, intercom floor control decoders and power supplies.

The E-levatex-8 exclusive floor lift controller system is a product of 1 year of design and testing by the manufacturer's R&D team. It is not for mass production as it is designed for the exclusive market sector.

Taking into consideration of R&D cost which is factored into the price of the E-levatex-8 exclusive floor lift controller system, modular design and low maintenance; it is still very cost effective to implement the E-levatex-8 controller system especially in medium to large developments. The cost of the E-levatex-8 controller system is equivalent to the cost of running the cables from the individual floor units to the lift control room without taking into consideration of the additional hardware which needed to be installed under the traditional system.

### **Installation of E-levatex-8 exclusive floor lift controllers**

**Q: Where will the E-levatex-8 exclusive floor lift controllers be installed?**

**A:** The E-levatex-8 exclusive floor lift controller is installed at the lift lobby linked to the Telephony access control system. It is linked to the tele-elevator relay board in the lift motor room via a telephone cable.

**Q: Will there be extensive building works during the installation of the lift controllers?**

**A:** No. There will be no hacking or laying of cables as the E-levatex-8 exclusive floor lift controller uses the PSTN network to control the elevators. The signal from home telephone handset via the telephone line is all that is required to send the required instructions to the elevator's controllers to bring the lift to your floor.

**Q: Is there a necessity to install telephone sets with special functions in the resident's homes?**

**A:** No, the normal telephone sets are sufficient to operate the system. Similar to external phone calls, the call can be picked up via extension phone units and can be diverted to cellular phones as well should the resident be away from home.

**Q: Can a video monitor be installed in the individual apartments to screen the visitors?**

**A:** No, the telephony access control system is designed for voice transmission. *However a video monitoring system can be set up separately if the building has a video cable system installed in place.*

**Q: Can the lifts be used during the installation of the E-levatex-8 exclusive floor lift controllers?**

**A:** Yes. There is no necessity to shut down any lifts during the installation of the controllers. The lift will need to be shut down for a few hours to interface the E-levatex-8 exclusive floor lift controller relay board to the lift relay board.

**Q: Do we need to engage the lift vendors to do the job?**

**A:** Yes. The lift vendors need to provide the terminating points from the lift relay board at the lift motor room. The controllers will be installed by our in-house team of engineers and technicians. Our in-house engineer will connect the E-levatex-8 exclusive floor lift controller relay board to the lift relay board. There will be a fee charged by the lift vendor for providing the terminating points from the lift relay board. This fee can either be settled by the owner or consolidated into the installations charges to be billed subsequently.

**Q: Is approval from the Building Control Authority prior to installing the system?**

**A:** No. there is no changes or alteration made to the structures of the building when the E-levatex-8 lift controller system is installed.

### **Operation of the exclusive floor lift system**

**Q: How does the exclusive floor lift system work?**

**A:** The visitors of the certain apartment or office will communicate with the resident via the telephony system panel installed at the building's lobby entrance. Each resident will be allocated a unique 4 digit code which identifies each individual apartment in the building. Once the resident has ascertained the identity of their guests, he will punch the 4 digit code via his telephone or cellular phone which has been programmed into the database of the tele-controller system. When the 4 digit code is authenticated, telephony access control system will open the door to enable the visitors to enter the building and send a signal to the E-levatex-8 lift controller system to bring the preconfigured lift to the ground floor and bring the visitors to the floor or apartment which the resident lives or works.

**Q: Can anyone else apart from the resident activate the lift to our floor or apartment?**

**A:** No. The 4 digit code issued is unique to each individual resident apartment or office. It is their responsibility to keep it secured. Should their password be compromised due to their negligence, a new password can be programmed into the system and the individual resident has to pay a programming fee levied by the management.

**Q: As the E-levatex-8 exclusive floor lift controller system is installed on the PSTN line, can anyone dial into the controller system and tamper with it?**

**A:** No. The E-levatex-8 exclusive floor lift controller system does not allow dial-in programming. The system has to be programmed by the manufacturer or their appointed

distributors. The E-levatex-8 exclusive floor lift controller receives the 4 digit code from the telephony system to activate the lift relay controllers.

**Q: Can the resident use the keypad on the telephony access control system panel to enter the 4 digit code to bring the lift to the resident's floor?**

**A:** No. This option has been disabled unless it is specifically requested by the end users as it may compromise the security feature of the exclusive floor lift system.

**Q: Is the operation of the lift being affected should the E-levatex-8 exclusive floor lift controllers fail?**

**A:** No. The E-levatex-8 exclusive floor lift controller can be decoupled from the lift system via a bypass switch which can be activated manually or by cellular phone [add-on feature].

**Q: Do you need to deactivate the E-levatex-8 exclusive floor lift controllers system during lift maintenance and servicing?**

**A:** Yes. The bypass switch is used to deactivate the E-levatex-8 exclusive floor lift controller system during routine lift servicing and maintenance.

**Q: Will the implementation of the E-levatex-8 exclusive floor lift controllers system affect the operation of the lift system?**

**A:** No. The E-levatex-8 exclusive floor lift controller system interfaces with the dry contacts of the elevator floor relay which is provided by the lift vendors. The interface system is similar to that of the magnetic card readers which are integrated to lift systems to control the access of staff or residents to their respective floors on which their offices or apartments are situated.

## Implementation and Maintenance

**Q: Who does the testing and commissioning of the system?**

**A:** A technical representative from the authorized distributor or the manufacturer will be present during the testing and commissioning of the system to ensure that the system has been properly installed, programmed and operating in accordance to the manufacturer's guidelines.

**Q: What is the cost in maintaining the E-levatex-8 exclusive floor lift controller system?**

**A:** The cost of maintaining of the system is expected to be low because there no specialized equipment to service. The equipment which needs to be inspected at prescribed time intervals as prescribed by the manufacturers are: power supply unit, E-levatex-8 exclusive floor lift controller and E-levatex-8 exclusive floor lift relay controller.

During the R&D phase, these controllers are designed for heavy duty usage and thus high quality components are used to assemble the system. The E-levatex-8 exclusive floor lift controller system is designed with modular components which can be easily replaced to minimize the down time of the system should any of the components need to re replaced.

The operation of the E-levatex-8 exclusive floor lift system is dependant on the reliability of the telephony access control system. The manufacturer has chosen to configure the E-levatex-8 exclusive floor lift system to the both the Enterphone system from Viscount System Inc and Trigon Miniguard system from Trigon Electronic System Inc because of their proven liability over a period of 10 years.

## Other information

**The E-levatex-8 exclusive floor lift controller system is designed and manufactured by Securitex Electronic systems Engineering. This system is to be marketed by the manufacturer and appointed system integrators to developers, architects, building management companies and MCST direct.**

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