

Reflections Lifts renovation project-important information for residents and owners

Dear residents, owners & agents,

Late last year your Strata Committee became aware that the buttons, switchgear and electronics in our 5 residential lifts were no longer being supported by the manufacturers and that if any lift failed, residents in that particular stack would be faced with a minimum 12-16 week period of using the fire stairs while the parts for the lift were designed and manufactured off-shore.

With initial advice from Elecon Elevator and Lift Consultancy, we went to tender in late 2017, reviewed the various tenders, undertook reference site checking and in April 2018 the full SC unanimously accepted the quotation from Kone to undertake the project, which will also involve an upgrade of the lift interiors.

The key objective for this project is to proactively initiate the renovation of the lifts in order to minimise any chance of a wildcat lift failure which would have the adverse consequences mentioned above. The project will mean that each lift will be unusable for **5 days** while the refurbishments take place but this is in accord with a carefully structured plan and timetable.

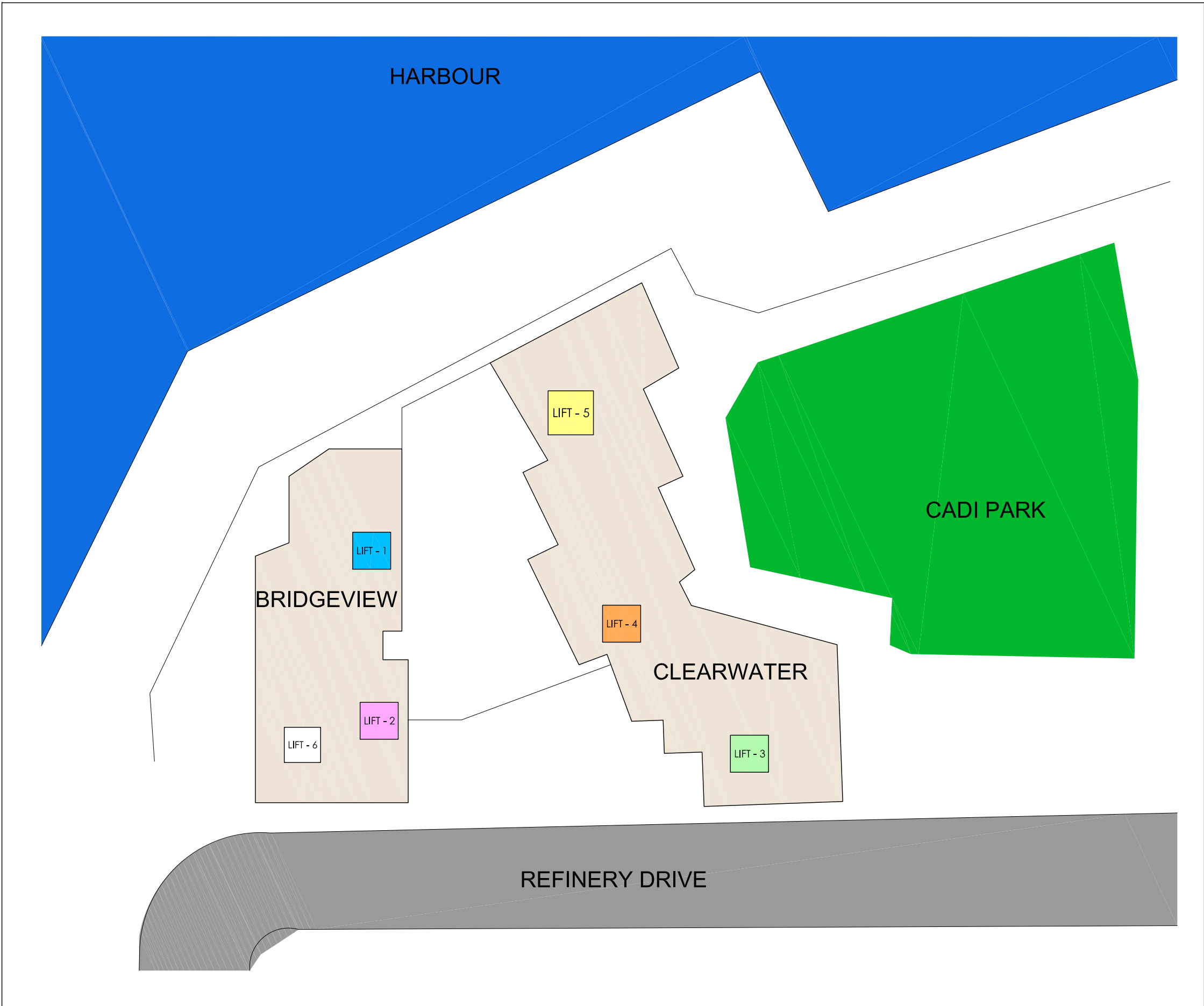
You can also be assured that the costs of the project (including a specialist lift consultant to enable project management and sign-off of each lift) are fully budgeted and covered by the Sinking Fund.

Please refer to the attached drawing which advises the date of the works and the units to be affected.

Allen Blewitt

Chair, Reflections Strata Committee

6th June 2018



LIFT No.1 OUT OF ACTION - MONDAY 22.10 TILL FRIDAY 26.10	
LIFT - 1	UNIT - 103 UNIT - 404 UNIT - 104 UNIT - 503 UNIT - 203 UNIT - 504 UNIT - 204 UNIT - 603 UNIT - 303 UNIT - 604 UNIT - 304 UNIT - 703 UNIT - 403 UNIT - 704
LIFT No.2 OUT OF ACTION - MONDAY 29.10 TILL FRIDAY 02.11	
LIFT - 2	UNIT - 202 UNIT - 701 UNIT - 301 UNIT - 702 UNIT - 302 UNIT - 801 UNIT - 401 UNIT - 802 UNIT - 402 UNIT - 901 UNIT - 501 UNIT - 902 UNIT - 502 UNIT - 1001 UNIT - 601 UNIT - 1002 UNIT - 602
LIFT No.3 OUT OF ACTION - MONDAY 05.11 TILL FRIDAY 09.11	
LIFT - 3	UNIT - 201 UNIT - 701 UNIT - 301 UNIT - 702 UNIT - 302 UNIT - 801 UNIT - 401 UNIT - 802 UNIT - 402 UNIT - 901 UNIT - 501 UNIT - 902 UNIT - 502 UNIT - 1001 UNIT - 601 UNIT - 1002 UNIT - 602
LIFT No.4 OUT OF ACTION - MONDAY 12.11 TILL FRIDAY 16.11	
LIFT - 4	UNIT - 103 UNIT - 503 UNIT - 104 UNIT - 504 UNIT - 204 UNIT - 603 UNIT - 303 UNIT - 604 UNIT - 304 UNIT - 703 UNIT - 403 UNIT - 704 UNIT - 404 UNIT - 803 UNIT - 804
LIFT No 5 OUT OF ACTION - MONDAY 19.11 TILL FRIDAY 23.11	
LIFT - 5	UNIT - 105 UNIT - 505 UNIT - 106 UNIT - 506 UNIT - 205 UNIT - 605 UNIT - 206 UNIT - 606 UNIT - 305 UNIT - 705 UNIT - 306 UNIT - 706 UNIT - 405 UNIT - 805 UNIT - 406
LIFT No.6 GOODS LIFT OUT OF ACTION MONDAY 26.11 TILL FRIDAY 30.11	
LIFT - 6	