Alpha
Consulting Engineers Pte Ltd

FEEDBACK REPORT FORM

Ref No: 148 -040910 (S)

To: LCT From: LFY

Job No./Project: LIFT MASTER SPECS *(where applicable)*
Section 13 - Servicing & Maintenance

Source of feedback:

Scope of Feedback: * ☐ Quality ☐ Environmental ☐ Administrative ☐ Contractual
☐ Technical ☒ Specification ☐ Others

Section A : Problem & Cause

Licensed Plumber for servicing & maintenance of lifts.
Different response time for non-trap and non non-trap situations arising

Section B : Mitigating Action Taken, if any

Section C : Suggested Corrective Action

To delete "licensed plumber.
To include response time for non non-trap situation

Section D : Approved Corrective Action

Document Affected * : ☑ Yes ☐ No Affected Document : Pg. L/13-2

Approved By : LCT Date : 14/9/10

Section E : Action

Action By : NA Rm

Targeted Completion : End Sept 2010

Actual Completion : 14 Sept 2010 Verified By :

* *Mark [X] where appropriate*

Distribution:

reviewed schedule shall then be included and shall form an integral part of the Operating and Maintenance Instructions and Parts List.

The time and day for carrying out the servicing, maintenance and repair shall have agreement with the Employer. Emergency repair services if so requested by the Employer shall be carried out at any time of the day (overtime included).

It shall be contractually bound that the Employer be immediately advised of any defects or deterioration in any part of the equipment/materials observed during the routine inspection and servicing.

The Works shall include the services of a Registered Professional Engineer and/or Licensed Electrical Worker~~/Licensed Plumber~~, as required by the Local Authorities to take complete charge of the entire works and all costs connected herewith including fees payable to the Authorities are deemed to have been included in the Works.

13.5 Servicing & Maintenance

The Works shall include routine inspections, servicing and maintenance of all the equipment, machinery and plant.

The routine inspections, servicing and maintenance schedule shall be so arranged that minimum inconvenience and interruption shall be caused to the occupants and users of the lifts and escalators.

For a group of lifts or escalators, only one lift or escalator in the group shall be serviced and inspected at any one time.

The Works include attendance to all calls for emergency repairs during the normal working hours and attendance to all calls for rescue operations at any hour on any day. Monies will be deducted by the Employer from the monthly maintenance payment if emergency repairs or rescue operations are not attended to or the 'call-out time' for attendance is exceeded. The 'call-out time' shall be defined as the time when a report a fault or request for rescue is made and the time when the Sub-Contractor's qualified maintenance personnel arrive at the site to attend to the fault or execute the rescue operation.

The call-out time and deduction of payment shall be as follows:

(a)	Call-out time: (man-trap)	One (1) hour.
(b)	Call-out time: (non man-trap)	Two (2) hours.
(c)	Deduction for every late response:	$200.00 per hour late or part thereof subject to minimum of $200.00

The Works shall include inspection (including dismantling of equipment where necessary), adjustment and servicing (including replacement of consumable parts) all components and machines (irrespective of whether or not they are specifically listed in this Section) at regular intervals in accordance with the Authorities' and Code requirements and/or the recommendations/requirements of the equipment manufacturers or otherwise directed by the Employer.

During every regular inspection, the Works to be performed shall include but not limited to the following: