

Hong Kong-Shenzhen Innovation and Technology Park Limited

Tender Document

Two-Year Lifts Maintenance Services for Hong Kong-Shenzhen Innovation and Technology Park

Tender Reference:

FD-03-06-02(273)

Tender Submission Period:

31 July 2026

9:00 a.m. to 12:00 noon (HKSAR)

Tender Closing Date:

14 August 2026

12:00 noon (HKSAR)

IMPORTANT NOTICE

This tender document is issued by Hong Kong-Shenzhen Innovation and Technology Park Limited (“**HSITPL**”) and contains confidential information regarding the potential purchase by HSITPL as detailed in this tender document. The purpose of this tender document is to identify potential suppliers. All information supplied by HSITPL in connection with this tender document shall be treated as confidential and strictly for the use by the recipients in response to this tender document only.

In consideration of receiving this tender document, the recipients agree and acknowledge that the tender document and any other information that may be provided to the recipients by or on behalf of HSITPL will be maintained in strict confidence and will not be disclosed to any third party. In particular, your attention is drawn to the fact that your receipt of this tender document and any discussions relating to its contents must be kept confidential at all times.

Please note that this is not an offer and it is only an invitation to interested parties to submit tenders to HSITPL for consideration.

PART I: Terms of Tender

1. General

- a) Recipients (each a “**Tenderer**”) are invited to submit tenders for two-year lifts maintenance services for Hong Kong-Shenzhen Innovation and Technology Park (“**Services**”) in accordance with the requirements of this Invitation to Tender (“**Tender Documents**”), in particular, Submission Requirements as set out in Part III of this Invitation to Tender.
- b) All information provided by HSITPL or any other representatives or agents of HSITPL for the purpose of inviting a tender in response to the Tender Documents (“**Tender**”) shall be treated as private and strictly confidential and must not be disclosed or transferred to any other party without the prior written permission of HSITPL. The information provided in the Tender Documents is strictly for use by the Tenderers in response to this Invitation to Tender only. Confidentiality must be maintained by all Tenderers even after the appointment of the successful Tenderer (“**Provider**”).
- c) All costs and expenses incurred by the Tenderer in preparing a Tender shall be entirely borne by the Tenderer.
- d) HSITPL reserves the right at its sole and absolute discretion to modify, amend, revise, or cancel this Invitation to Tender without any liability for any cost, expenses and/or losses whatsoever which may be incurred by the Tenderers.
- e) Tenders may not be considered if false or incorrect information is provided by the Tenderer.
- f) This Invitation to Tender is merely an invitation and shall not in any way be construed as an offer by HSITPL nor constitute a contractual relationship between HSITPL and the Tenderers.

2. Accuracy and Validity of Offered Prices

- a) Tenderers shall ensure that all information (including quoted prices) in the Tenders is accurate. Under no circumstances will HSITPL accept any request to amend or revise or modify any information (including price) in the Tender.
- b) Tenderers are requested to submit its cost proposal in Hong Kong Dollars. All Tenders shall be valid for a period of **six (6) months** from the Tender Closing Date (“**Tender Validity Period**”). The Tenderer agrees that, should HSITPL so request in writing, the Tenderer shall abide by this Invitation to Tender for a further period, e.g. **three (3) months**, and the Tender may be accepted by HSITPL at any time before the expiration of this extended period. If an award cannot be made within the Tender Validity Period (or extended Tender Validity Period), a request may be made to some or all of the Tenderers to further extend the Tender Validity Period, at which time they may elect to extend or withdraw their Tender or may agree a further extended Tender Validity Period with HSITPL in writing.
- c) Each and every Tender shall constitute an unconditional and irrevocable offer from the Tenderer capable of being accepted by HSITPL on the terms and conditions contained in the Tender Documents.

3. Tender Enquiries, Requests for Clarifications and Addenda

- a) All enquiries or requests for clarification relating to the Tender Documents should be submitted in writing at least one week (i.e., seven (7) calendar days) before the Tender Closing Date to:

Mr. Brian Lin – Senior Manager, Facilities Management
Email: brian.lin@hsitp.org
Telephone No.: (852) 3189 1529

The Tenderer shall state in the email subject heading “**Tender Enquiry – Two-Year Lifts Maintenance for Hong Kong-Shenzhen Innovation and Technology Park (Ref. No. FD-03-06-02(273))**” and provide full contact details in the email. No reply will be made after the deadline for submitting enquiries or requests.

- b) Should HSITPL wish to clarify the Tender Documents in response to any enquiries or requests for clarifications, such clarifications will be made in writing and sent to all Tenderers by email. Such emails containing the Tenderer’s enquiries or requests for clarifications and HSITPL’s answers will be bound in with, and shall become part of, the documents forming the contract for the appointment of the selected Tenderer (“**Contract**”). Save as aforesaid and unless otherwise expressly stated by HSITPL, any other statement, whether oral or writing, made and any action taken by HSITPL or its consultants or any of their officers in response to any query made by a Tenderer is for guidance and reference purposes only and will not be deemed to form part of the Tender or Contract or in any way alter, negate, waive or otherwise vary any of the terms and conditions contained in the Tender Documents.
- c) Prior to the Tender Closing Date (which may be extended in accordance with the terms of the Tender Documents), addenda (each, an “**Addendum**”) may be issued to clarify or modify the Tender Documents. A copy of each Addendum will be issued to every Tenderer via email and shall become a part of the Tender Documents.

4. Submission of Tender

- a) The deadline for submitting a Tender (“**Tender Closing Deadline**”) is **12:00 noon on 14 August 2026 (“Tender Closing Date”)**.
- b) Tenderers shall follow a two-envelope system, as set out below, in submitting their Tenders:

- (i) Technical Proposal

The front cover of the Technical Proposal envelope shall be clearly marked with the subject of the Tender and the tender reference:

“Technical Proposal: Two-Year Lifts Maintenance Services for Hong Kong-Shenzhen Innovation and Technology Park (Ref. No. FD-03-06-02(273))”

and the Tenderer’s company name

(ii) Price Proposal

The front cover of the Price Proposal envelope shall be clearly marked with the subject of the Tender and the tender reference:

“Price Proposal: Two-Year Lifts Maintenance Services for Hong Kong-Shenzhen Innovation and Technology Park (Ref. No. FD-03-06-02(273))”

and the Tenderer’s company name

- c) Tenderers should ensure that their Technical Proposal and Price Proposal are prepared in accordance with the Submission Requirements provided in the Tender Documents.
- d) The Tenderers shall submit their Technical Proposal and Price Proposal separately in 2 sealed envelopes from 9:00 a.m. to 12:00 noon on the Tender Closing Date in the tender box located at:

Hong Kong-Shenzhen Innovation and Technology Park Limited
Unit 710, 7/F, Lakeside 1, 8 Science Park West Avenue, Hong Kong Science Park.

Attention: Procurement Department (Tender Box)

- e) HSITPL reserves the right to disqualify any Tenderer if price information is disclosed in the Technical Proposal.
- f) If the Tender contains any qualification and/or alternative proposal, HSITPL reserves the right to disqualify such Tender. Further, such qualifications and/or alternative proposals are generally not accepted.
- g) Any late submissions or Tenders not submitted in accordance with the provisions in Clauses 4 b) to f) above will not be accepted.
- h) In the event that typhoon signal no. 8 or above or a black rainstorm warning is hoisted or an announcement on extreme conditions is issued in Hong Kong at any time between 9:00 a.m. and 12:00 noon (Hong Kong Time) on the Tender Closing Date, the Tender Closing Deadline will be extended to 12:00 noon (Hong Kong Time) of the next Business Day.
- i) Tenderers may be required to make a formal presentation at their own cost of their Tenders in the week of 17 August 2026 (tentative date). HSITPL shall advise the exact time, date and issue formal invitation to the Tenderers.
- j) Each Tenderer can only submit one Tender. In the event that more than one Tender is submitted by the same Tenderer, all Tenders submitted by such Tenderer will not be considered.
- k) All submitted documents and materials will not be returned to the Tenderers regardless of the results of the Tenders and all the said materials will become the property of HSITPL.
- l) A holding company, all his subsidiaries and related parties (collectively **“Group Companies and Related Parties”**) shall undertake that only one company amongst its Group Companies and Related Parties will submit a Tender (**“One Tender Requirement”**). A Tender submitted by a joint venture of the Tenderer and an entity within the Group Companies and Related Parties will be regarded as a Tender from one and the same Tenderer. But if two or more

shareholders or participants in the same joint venture tenderer have a holding-subsiary relationship or they are related, they shall not be regarded as having submitted more than one Tender. Tenderers will be disqualified if they fail to comply with the One Tender Requirement.

The existence of a holding-subsiary relationship shall be determined in accordance with the provisions in Sections 13 to 15 of the Companies Ordinance (Cap. 622). A related party is any entity (including but not limited to sole proprietorship, partnership and limited company) related to the Tenderer. An entity ("**Entity**") is related to a Tenderer if any of the following conditions applies:

- (i) The Entity is controlled or jointly controlled by a person or a close member of that person's family who:
 - (a) has control or joint control of the Tenderer;
 - (b) has significant influence over the Tenderer; or
 - (c) is a member of the key management personnel of the Tenderer or of a parent of the Tenderer.
- (ii) A person or a close member of that person's family, who has control or joint control of the Tenderer, has significant influence over the Entity or is a member of the key management personnel of the Entity (or of a parent of the Entity).
- (iii) The Entity, or any member of a group of which it is a part, provides key management personnel services to the Tenderer or to the parent of the Tenderer.

For the avoidance of doubt, the following definitions should be adopted when interpreting the above provision:

'Control' means the power to govern the financial and operating policies of the Tenderer / Entity so as to obtain benefits from its activities.

'Joint control' means the contractually agreed sharing of control over the Tenderer / Entity, and exists only when the strategic financial and operating decisions relating to the Tenderer / Entity require the unanimous consent of the parties sharing control.

'Significant influence' means the power to participate in the financial and operating policy decisions of the Tenderer / Entity / parent of the Tenderer and/or the Entity (as the case may be) but does not have control or joint control over those policies.

'Key management personnel' mean those persons having authority and responsibility for planning, directing and controlling the activities of the Entity, directly or indirectly, including any director (whether executive or otherwise) of that Tenderer / Entity / parent of the Tenderer and/or the Entity (as the case may be).

'Close members that person's family' mean those family members who may be expected to influence, or be influenced by, that individual in their dealings with the Tenderer or the Entity. They may include but not limited to:

- (i) the individual's domestic partner and children;

(ii) children of the individual's domestic partner; and

(iii) dependants of the individual or the individual's domestic partner.

The Tenderer shall submit with his Tender a duly signed and witnessed letter in the form set out in Appendix A to the Tender Documents. The signatory to the letter shall be a person authorized to sign contracts on the Tenderer's behalf.

The Tenderer shall submit the following supporting document(s):

- Undertaking in the form of the letter of declaration as set out in Appendix A that only one Tender is submitted within its Group Companies;
- The Tenderer's identity documents (e.g. business certificate, certificate of incorporation, or equivalent);
- Organisation chart (showing shareholder(s) up to ultimate beneficial owner(s));
- List of directors and shareholders; and
- Document(s) showing shareholders and/or ultimate beneficial owners (e.g. latest annual return(s), significant controller register, certificate of incumbency, or equivalent).

The Tenderer may be disqualified if it fails to submit any of the above document together with the Technical Proposal.

5. Assessment Criteria

- a) All Tenderers shall be evaluated according to the following criteria:
- 60 % Technical Capability (Maximum technical score: 60)
 - 40 % Pricing (Maximum price score: 40)
- b) As a prerequisite, all terms as set out in the Submission Requirements in the Tender Documents must be fulfilled before the Tender will be evaluated. Tenders which fail to comply with any of such terms will not be considered any further.
- c) Tenders which comply with all the terms as set out in the Submission Requirements will be evaluated based on the following non-exhaustive criteria (which are not ranked in any order of importance). The Tenderer must demonstrate the technical merits of the submitted Tender. Assessments will be based on all materials of the submitted Tender and any presentation or demonstration given by the Tenderer.
- (i) Experience and job reference;
 - (ii) Maintenance plan;
 - (iii) Team and qualification; and
 - (iv) Price offer.
- d) Technical Score shall be assessed by the Tender Assessment Panel members based on the criteria below.

Technical Capability Assessment		Technical Score (Points)
A. Experience and job reference	Tenderer to provide: 1. A company profile related to lifts maintenance services. 2. Relevant job references for previous experience in lifts maintenance services for projects of not less than 20 nos. of lifts, completed within the past 5 years in Hong Kong counting from the Tender Closing Date, or if it is extended, the extended Tender Closing Date.	30
B. Maintenance plan	Tenderer to provide: 1. Proposed maintenance plan. 2. Sample of maintenance / repair report.	30
C. Team qualification	Tenderer to provide: 1. Certification / qualification of the company for lifts maintenance services. 2. Organizational chart and escalation structure with key team members and their roles in the service. 3. Certification / qualification of key team members.	40
Total Technical Score (A+B+C) =		100 (passing score: 60)

Remark: An overall passing score of 60 out of 100 of the Total Technical Score in the table above shall be attained. Otherwise, the Tender will be considered as failed in the Technical Capability Assessment and will not be considered further. Please refer to Appendix B for the marking scheme for the Technical Capability Assessment.

e) Evaluation

An assessment panel shall be formed by HSITPL to evaluate all Tenders received by HSITPL (“**Tender Assessment Panel**”). The Tenders must meet all Mandatory Assessment Criteria (as defined in Part 1 of Tender Schedule 6) and attain a score equal or higher than the passing score in the Technical Capability Assessment abovementioned. Failure to declare and submit supporting documents confirming compliance with any of the Mandatory Assessment Criteria may result in **disqualification of the Tender**. HSITPL shall evaluate the Tenders in strict confidence.

f) Score Calculation Methodology

HSITPL shall adopt the following formula in calculating the overall score for each Tender:

(i) Technical Score

Tenderer’s technical score = (Tenderer’s technical score / Highest technical score among all Tenderers) x (Maximum technical score)

(ii) Price Score

Tenderer’s price score = (Lowest tender price / Tenderer’s price) x (Maximum price score)

(iii) Overall Score = Technical Score + Price Score

6. Acceptance / Rejection of Tender

- a) HSITPL is not bound to accept the Tender which is the lowest price and/or has the highest overall score and reserves the right in its absolute discretion to decline any offer or cancel this Invitation to Tender at any time without any obligation to explain its decision.
- b) HSITPL may, at its sole discretion, accept all or any terms proposed by the Tenderer in the Tender.
- c) HSITPL shall not be responsible for or liable to any Tenderer for any cost and/or expense and/or disbursements incurred by the Tenderers in preparing the Tender and/or any presentation or demonstration given by the Tenderer.

7. Negotiation

HSITPL reserves the right to negotiate the terms proposed in the Tender with any Tenderer.

8. Acceptance Notification

- a) The successful Tenderer, i.e., the Provider, shall receive a purchase order (“PO”) generated from the system of HSITPL within the Tender Validity Period.
- b) Tenderers who do not receive any notification within the Tender Validity Period shall assume that their Tenders have not been accepted.

9. Cancellation of Invitation to Tender

Where there are changes in requirement(s) after the Tender Closing Date for operational or whatever reasons, HSITPL is not bound to accept any conforming Tender and reserves the right to cancel this Invitation to Tender and/or re-issue a new invitation to tender on such other terms and conditions as HSITPL deems fit.

10. Intellectual Property Rights

By submitting the Tender, the Tenderer represents and warrants to HSITPL that none of the information or ideas in the Tender infringes the copyright, trade secrets, or intellectual property rights of any third party, and the Tenderer is deemed to have agreed to indemnify HSITPL against all costs, claims, demands, expenses and liabilities that may be incurred by HSITPL as a result of or in connection with any claim that any information or ideas provided or submitted by the Tenderer infringes the copyright, trade secrets or intellectual property rights of any third party.

11. Offering Gratuities

- a) A Tenderer shall not, and shall procure that its directors, employees, agents involved in preparing the Tender shall not offer any financial or other advantage or benefit to any director or employee of HSITPL, or engage in any activity, practice or conduct which would be in violation of any applicable anti-bribery laws or regulations in connection with the Tender Documents and any matter contemplated herein.
- b) Tenders are warned that offering or giving any gratuity, bonus, discount, bribe, loan or any other gift or consideration as an inducement or reward to any employee or agent of HSITPL

in relation to this Invitation to Tender may constitute an offence contrary to the Prevention of Bribery Ordinance (Cap. 201), and that if any Tenderer is found to have made such an offer, HSITPL shall be at liberty to cancel his Tender or terminate the Contract and shall hold such Tenderer liable for any losses or damages which HSITPL may suffer.

12. Non-collusion

- a) The Tenderer must ensure that the Tender is developed genuinely, independently and made with the intention to accept the contract if awarded, and is prepared without any agreement, arrangement, communication, understanding, promise or undertaking with any other person (except as provided in Paragraph 3 of the Non-collusive Tendering Certificate (as defined in Clause 12 d) below)), including regarding price, Tender submission procedure or any terms of the Tender. In the event of any breach of this clause by any Tenderer, HSITPL reserves the right to invalidate the Tender submitted by that Tenderer and/or terminate the Contract entered with that Tenderer based on the Tender submitted by that Tenderer and seek damages.
- b) All anti-competitive practices are strictly prohibited and the Tenderer's attention is drawn to its obligations under the Competition Ordinance (Cap. 619) (the "**Competition Ordinance**").
- c) Bid-rigging is inherently anti-competitive and is considered serious anti-competitive conduct under the Competition Ordinance. Tenderers who engage in bid-rigging conduct may be liable for the imposition of pecuniary penalties and other sanctions under the Competition Ordinance.
- d) Upon Tender submission, the Tenderer shall submit to HSITPL a Non-Collusive Tendering Certificate (in the form set out at Tender Schedule 2) (the "**Non-collusive Tendering Certificate**") duly signed by an authorised person on the Tenderer's behalf. The contract is to be entered into in reliance on the statements made by the Tenderer in the Non-collusive Tendering Certificate and conditional upon the effectiveness and veracity of the Non-collusive Tendering Certificate. Any breach of any of the representations, warranties and/or undertakings given in the Non-collusive Tendering Certificate not only allows HSITPL to pursue damages and other forms of redress from the Tenderer but also is capable of amounting to a criminal offence and rendering the relevant personnel of the Tenderer liable to criminal prosecution (for instance, for the offence of conspiracy to defraud and upon conviction shall be liable to imprisonment for 14 years).
- e) Notwithstanding any provisions regarding disclosure of documents and information, HSITPL may, at its discretion, report and provide documents and information regarding any suspected anti-competitive collusive conduct to the Competition Commission and/or other relevant authorities.

13. Flexibility on Extent or Scale of the Services

In no circumstances shall the additions or deletions of the scope of supply and delivery in any way vitiate or invalidate the Contract. The Provider shall have no claim for compensation for loss (whether direct, indirect or consequential) whatsoever in respect of such addition or deletion made pursuant to this Clause. The Provider is deemed to have made all necessary allowance for any additional time, manpower, and costs and expenses arising from or in connection with such additions or deletions.

14. Sub-contracting

The Provider is prohibited from transferring, sub-letting, sub-contracting or assigning, directly or indirectly, any rights or duties under the Contract and/or all or any portion of the Contract to any person or persons or companies, unless the prior written permission of HSITPL and/or its representative (i.e., HSITPL Representative, as appointed according to Clause 20 below) is obtained. In the event that written permission of HSITPL is provided to the Provider, the Provider's right to transfer, sub-let, sub-contract or assign, directly or indirectly, shall not in any way relieve it from any obligations under the Contract.

15. Payment Schedule

- a) Subject to the work done to the satisfaction of HSITPL and any applicable variation made in accordance with Clause 13, payments due under the Contract will be made as per this clause. Please note the payment procedure in this clause is for reference only and does not amount to any representation and warranties. Tenderers shall not rely on any information set out in this clause.
- b) The Provider shall submit a detailed monthly invoice to HSITPL within ten (10) Business Days after the end of each calendar month. Upon receipt of each invoice, HSITPL shall review it. If HSITPL considers such invoice is consistent with the terms of the Contract, HSITPL shall approve the said invoice, and payment shall be made to the Provider according to the approved invoice.
- c) HSITPL reserves the right to withhold or adjust the payment if: (i) the monthly invoice is found to be inaccurate and/or incomplete; (ii) HSITPL engages contractor(s) to perform any work pursuant to Paragraph 5.5.34 of Tender Schedule 5 and/or (iii) additional charge is incurred by the Provider, pursuant to Paragraph 5.5.47 of Tender Schedule 5. HSITPL shall have the sole and absolute authority to determine whether the quality of the maintenance service meet the agreed service standards and whether any additional charge incurred is reasonable.
- d) The Provider acknowledges and agrees that payment is contingent upon satisfactory performance and adherence to the terms and conditions of the Contract. HSITPL retains the right to terminate the Contract and withhold payment if the Provider consistently fails to meet the agreed service standards and/or breaches any provisions of the Contract.
- e) HSITPL shall be entitled to deduct from any monies due to the Provider under the Contract any and all amounts of any debt due from the Provider to HSITPL.

16. Price Proposal

- a) Tenderers shall propose a tender price ("**Total Contract Amount**") comprising unit rate for providing the Services by completing Tender Schedule 4. For information, the technical specifications for the Services are listed in Tender Schedule 5: Requirement Specifications.
- b) Such Tender Price shall remain fixed and binding throughout the Contract period. Tenderers shall take into account the anticipated price inflation, deflation and price fluctuations within the Contract period. Tenderers are deemed to have taken into account the above considerations and shall ensure that the prices quoted in Tender Schedule 4 are accurate before submitting their Tender. Under no circumstances will HSITPL entertain any request or claim for price adjustment in respect of the above considerations.

17. Insurance

- a) The Provider shall, for the full term of the Contract, have in place the following insurance policies at its own cost with reputable insurer(s), on terms which are satisfactory to HSITPL, **in the joint names of HSITPL** as the insured party, and fully comply with the laws of the Hong Kong Special Administrative Region ("HKSAR"):
 - (i) Contractors' all risks insurance for the sum of at least HK\$30,000,000 for any one accident and unlimited in the amount for the period of insurance;
 - (ii) Employees' compensation insurance in the sum of not less than HK\$200,000,000 of any one event.
- b) The insurance for the works shall cover the period from the commencement date of the Contract ("**Commencement Date**") until and extended to cover the date of expiry of the Defects Liability Period ("**DLP**") and until such time as no further works as being carried out.
- c) HSITPL may from time to time require the Provider to maintain any insurance policies against other insurable risks, which reasonable costs and expenses would be reimbursed by HSITPL provided that such costs and expenses are approved by HSITPL in writing.
- d) In addition to maintaining the required insurance policies, the Provider shall hold HSITPL harmless from any loss, damage, cost, expense, liability etc. and (without prejudice to the obligations to indemnify HSITPL as stipulated in Clause 9 of the PO T&C as defined in Part II below) fully indemnify HSITPL and HSITPL Representatives for any loss, damage, cost, expense, liability etc. that may result directly or indirectly from the negligence of the Provider, its employees, agents, servants or any tiers of sub-contractors (if permitted as per Clause 14 above) in the carrying out of its obligations under the Contract.
- e) The Provider is liable for all policy excesses / deductibles under the insurance policies maintained pursuant to this clause.
- f) The Provider should produce satisfactory evidence to HSITPL prior to the Commencement Date showing that the insurances referred to in this clause have been affected and are in force, including but not limited to, producing a certificate of insurance. If the Provider fails upon reasonable request to produce satisfactory evidence to HSITPL or HSITPL Representatives, HSITPL may affect and keep in force such insurance policies and pay such premium or premiums as may be necessary for that purpose, and from time to time deduct the amount so paid from any monies due or to become due to the Provider or recover such amount from the Provider. If the Provider fails to produce any such satisfactory evidence as requested by HSITPL or HSITPL Representatives, HSITPL reserves the right to terminate the Contract.

18. Termination

- a) Without prejudice to any other rights and remedies under the Contract or in law which HSITPL may have, HSITPL may at any time during the Term, terminate the Contract in any of the following events:
 - (i) by giving thirty (30) days' written notice of termination if the Provider has not remedied in all material respects a substantial breach of its obligations under the Contract after notice from HSITPL allowing it a reasonable time to do so; or

- (ii) immediately on notice if the Provider has committed breaches of its duties or non-observance of any of the terms under the Contract which are individually or accumulatively of such seriousness as to permit HSITPL to treat the Contract as repudiated by breach; or
- (iii) immediately on notice, if the Provider (a) becomes insolvent, enters into liquidation either compulsory or voluntary (save for the purpose of reconstruction or amalgamation with prior approval of HSITPL), makes an assignment for the benefit of or enters into a scheme of arrangement with creditors, suffers or permits the appointment of a receiver, trustee in bankruptcy or administrator for all or part of its business or assets or if any encumbrances takes possession of any of its assets or suffers any execution to be levied upon its goods, or is unable to pay its debts; or (b) files for or becomes subject to any proceedings in bankruptcy, reorganization, arrangement of debt, insolvency, readjustment of debt, receivership or under any other law relating to insolvency or the protection of rights of creditors, or pursuant to the laws of any other jurisdiction becomes subject to the same or similar proceedings; or
- (iv) the Provider or any of its directors, employees, agents, contractors and other personnel who are in any way involved in the Services commits any offence under the Prevention of Bribery Ordinance (Cap.201), or commits any other criminal offence which in the opinion of HSITPL has affected the Provider's abilities to perform the Contract; or
- (v) the passing of any resolutions, the initiation of any proceedings, or the making of any order which may result in the winding up, or dissolution, insolvency, administration, reorganization or reconstruction of the Provider, or the appointment of a receiver, provisional liquidator, liquidator, administrator, administrative receiver, conservator, custodian, trustee or similar officer of the Provider or of any or all of the Provider's assets or revenues, or if the Provider makes an assignment for the benefit of or composition with its creditors generally or threatens to do any of the above, or any event occurs under the laws of any jurisdiction that has a similar or analogous effect; or
- (vi) there is a change of control of the Provider; or
- (vii) the Provider neglects, persistently or flagrantly fails or refuses to comply fully and/or punctually with its obligations and duties under the Contract; or
- (viii) the Provider has failed to commence the Services on the Commencement Date, or has failed to fulfil HSITPL's due diligence requests; or
- (ix) the Provider has, without the prior written approval of HSITPL, directly or indirectly, assigned, transferred, sub-contracted or otherwise disposed of any or all of its interests, rights, benefits or obligations under the Contract to any other third party or purported to do so; or
- (x) the Provider fails to submit any reports, financial accounts or other documents in accordance with the Contract, or any of the data, facts or information represented to or provided by the Provider to HSITPL about the Services or the Contract is incomplete, incorrect, untrue, inaccurate or misleading; or

- (xi) the Provider engages in any conduct which is reasonably considered by HSITPL to be prejudicial to the Services, or that adversely reflect on the commercial integrity of the Provider; or
- (xii) the Provider's financial position deteriorates to such an extent that in HSITPL's opinion the Provider's capability to adequately fulfil its obligations under the Contract has been placed in jeopardy; or
- (xiii) the Provider stops or suspends payment to its creditors generally, or is unable or admits its inability to pay debts generally as they fall due or is declared or becomes bankrupt or insolvent; or
- (xiv) the Provider's use of any Intellectual Property Rights ("IPRs") for the purpose of or otherwise in connection with the performance of the Contract is held by a court or is alleged to constitute an infringement of any third party's IPRs.

For the purpose of this Clause 18, the term "**control**" (including the correlative terms "**controlling**", "**controlled by**", and "**under common control with**") shall mean possession directly or indirectly, through one or more intermediaries, of the power to direct or cause the direction of management and policies of a person, whether through ownership of voting securities or other equity interests, or by shareholders' agreement or otherwise.

- b) In the event of termination of the Contract as aforesaid, HSITPL shall only be liable for a reasonable portion of the fees stated in Tender Schedule 4 on a quantum meruit basis based on goods that have been delivered or services that have been performed up to the date of termination and accepted by HSITPL without dispute. Upon necessary payment by HSITPL, the Provider shall immediately (i) deliver to HSITPL all correspondence, materials, presentations, documents, papers, disks, tapes and software storage of any kind relating to the Services and property belonging to HSITPL which may be in the Provider's possession or under its control, and (ii) take immediate actions to bring the Services to an end in an orderly manner. Any amount paid in respect of such part of the Services which has not been performed at the date of termination shall be refunded to HSITPL.
- c) If the Contract is terminated pursuant to this Clause 18 a), the Provider shall indemnify HSITPL for and against all loss (including loss of bargain), damage, cost and expenses suffered by HSITPL as a result of the termination (including any additional costs in engaging another contractor to perform the Services or the undelivered part of the Services) and/or any demands or legal proceedings that may be brought against HSITPL by relevant government authorities or other third parties. The Provider shall pay any such sum as requested by HSITPL forthwith upon HSITPL issuing written notice(s) to that effect.
- d) Notwithstanding anything provided herein to the contrary, HSITPL may, at any time at its option, terminate the Contract by giving the Provider not less than thirty (30) calendar days' written notice. In such event, the Provider shall be entitled to receive payment for such part of the Services carried out up to the date of termination. Any amount paid in respect of such part of the Services which has not been performed at the date of termination shall be refunded to HSITPL.
- e) Any term of the Contract that expressly or by implication is intended to come into or continue to be in force on or after termination of the Contract shall continue to remain in full force and effect.

19. Use of names and logos

The Provider shall not use the name, logo or corporate identity of HSITPL and HSITPL Representative for any purpose without the prior written consent of HSITPL or HSITPL Representative (as the case may be); provided that nothing herein shall prohibit HSITPL and HSITPL Representative from referring the name of the Provider as the service provider of services to be provided under the Contract.

20. Representative

- a) Representative(s) will be appointed by HSITPL (“**HSITPL Representative**”) to act on behalf of HSITPL in matters in connection with the Contract. HSITPL has the right to change the HSITPL Representative in its sole and absolute discretion, by providing notice in writing to the Provider.
- b) HSITPL may, from time to time and in its sole and absolute discretion, specify which function(s), power(s) and/or authority(ies) is/are delegated to the HSITPL Representative by written notice to the Provider. Such delegation may be revoked by HSITPL at any time by providing written notice to the Provider.

PART II: Purchase Order Terms and Conditions

HSITPL shall issue a purchase order (“**PO**”) to the Provider on the terms as set out in the General Terms and Conditions for Purchase Orders (“**PO T&C**”) which is available on HSITPL’s website or provided separately by HSITPL in PDF file format. Tenderer must read the PO T&C carefully before submitting the Tender.

In the event that the Tenderer wishes to propose any revisions to the terms of the PO T&C, the Tenderer should set out such proposed revisions in the technical proposal of the Tender but HSITPL is not bound to accept any of such proposed revisions. For the avoidance of doubt, such proposed revisions shall not form part of the PO. HSITPL will not accept any proposed revisions to the PO T&C that are not submitted together with the technical proposal and/or come to HSITPL’s attention after the Tender Closing Date.

HSITPL reserves the right to disqualify any Tenderer that submits any proposed revisions to the PO T&C in the price proposal or proposes revision to the PO T&C after the Tender Closing Date.

PART III: Submission Requirements

The Tenderer is required to return a complete set of the following documents to HSITPL before the Tender Closing Date.

Price Proposal		Tender Schedule No.
1.	Price Schedule	4

Technical Proposal		Tender Schedule No.
1.	Tender Submission Information	1
2.	Non-collusive Tendering Certificate	2
3.	Form of Tender	3
4.	Requirement Specifications	5
5.	Proposed Solution for Tender	6

Number of documents required:

- a) 4 sets of the “Technical Proposal” in hard copies;
- b) A USB with an electronic copy of the “Technical Proposal” and presentation deck without any price factor in PDF format; and
- c) 1 set of the “Price Proposal”, i.e., the Price Schedule (Tender Schedule 4), in hard copy.

Tender Schedule 1: Tender Submission Information

To: Hong Kong-Shenzhen Innovation and Technology Park Limited (“HSITPL”)

Dear Sir / Madam,

“Two-Year Lifts Maintenance Services for Hong Kong-Shenzhen Innovation and Technology Park (Ref. no. FD-03-06-02(273))”

We provide the below contact information for this Tender:

Representative:	
Job Title:	
Contact Phone Number:	(Office)
	(Mobile)
Contact Email:	

Tender Schedule 2: Non-collusive Tendering Certificate

To: Hong Kong-Shenzhen Innovation and Technology Park Limited (“HSITPL”)

Dear Sir / Madam,

Non-collusive Tendering Certificate for
“Two-Year Lifts Maintenance Services for Hong Kong-Shenzhen Innovation and
Technology Park (Ref. no. FD-03-06-02(273))” (the “Contract”)

1. We, _____ of
(name(s) of the Tenderer(s))

(address(es) of the Tenderer(s))

refer to the tender for the Contract (“**Tender**”) and our bid in relation to the Tender.

Non-collusion

2. We represent and warrant that in relation to the Tender:

- a) Our bid was developed genuinely, independently and made with the intention to accept the Contract if awarded;
- b) Our bid was not prepared with any agreement, arrangement, communication, understanding, promise or undertaking with any person (including any other tenderer or competitor) regarding:
 - (i) prices;
 - (ii) methods, factors or formulas used to calculate prices;
 - (iii) an intention or decision to submit, or not submit, a bid;
 - (iv) an intention or decision to withdraw a bid;
 - (v) the submission of a bid that does not conform with the requirements of the Tender;
 - (vi) the quality, quantity, specifications or delivery particulars of the products or services to which the Tender relates; and
 - (vii) the terms of the bid,

and we undertake that we will not, prior to the award of the Contract, enter into or engage in any of the foregoing.

3. Paragraph 2(b) of this certificate shall not apply to agreements, arrangements, communications, understandings, promises or undertakings with:
- a) HSITPL;
 - b) a joint venture partner, where joint venture arrangements relevant to the bid exist and which are notified to HSITPL;
 - c) consultants or sub-contractors, provided that the communications are held in strict confidence and limited to the information required to facilitate that particular consultancy arrangement or sub-contract;
 - d) professional advisers, provided that the communications are held in strict confidence and limited to the information required for the adviser to render their professional advice in relation to the Tender;
 - e) insurers or brokers for the purpose of obtaining an insurance quote, provided that the communications are held in strict confidence and limited to the information required to facilitate that particular insurance arrangement; and
 - f) banks for the purpose of obtaining financing for the Contract, provided that the communications are held in strict confidence and limited to the information required to facilitate that financing.

Disclosure of sub-contracting arrangement and beneficial ownership

4. We represent and warrant that there is no intended sub-contracting arrangement relating to the Tender, including those which are to be entered into after the Contract is awarded.

OR*

We represent and warrant that the following sub-contracting arrangements are all the intended sub-contracting arrangements relating to the Tender, including those which are to be entered into after the Contract is awarded:

[\[Please set out the details of such sub-contracting arrangements here. Please use supplemental sheets where appropriate.\]](#)

We understand that we are required to continue to disclose any of such sub-contracting arrangements to HSITPL as and when they arise.

5. We represent and warrant that the following is our beneficial ownership:

[\(For a company other than a listed company or exempted company¹\)](#)

[\[Please disclose the significant controllers register here, as defined in the Companies Ordinance, Cap. 622. Please use supplemental sheets where appropriate.\]](#)

¹ An exempted company is one which is not required to keep a register of its significant controllers (see further sections 653A (definition of "applicable company") and 653H of the Companies Ordinance).

OR*

(For a sole proprietorship or partnership)

[Please disclose details of beneficial owner(s) here, including their name and the nature of their control over the firm. Please use supplemental sheets where appropriate.]

OR*

(For listed company)

We are a listed company in Hong Kong and our corporate ownership has already been disclosed in the public domain.

6. We understand that HSITPL may request us to disclose further details regarding our shareholders or parent companies, or any other related, associated or controlling entities, to HSITPL. We agree to disclose such details to HSITPL if so requested, subject to such requests being reasonable in the circumstances.

Consequences of breach or non-compliance

7. We understand that in the event of any breach or non-compliance with any representations, warranties and/or undertakings in this certificate, HSITPL may, at its discretion, invalidate our bid, exclude us in future tenders, pursue damages or other forms of redress from us (including but not limited to damages for delay, costs and expenses of re-tendering and other costs incurred), and/or (in the event that we are awarded the Contract) terminate the Contract.
8. Under the Competition Ordinance, bid-rigging is serious anti-competitive conduct. Further, any breach of any of the representations, warranties and/or undertakings given in this certificate is capable of amounting to a criminal offence and rendering our relevant personnel liable to criminal prosecution (for instance, for the offence of conspiracy to defraud and upon conviction shall be liable to imprisonment for 14 years). We understand that, notwithstanding any provisions regarding disclosure of documents and information, HSITPL may, at its discretion, report all suspected instances of anti-competitive conduct to the Competition Commission (“**Commission**”) and/or other relevant authorities and provide the Commission and/or other relevant authorities with any relevant information, including but not limited to information on our bid and our personal or corporate information.

For and on behalf of: _____
(Company Name)

Signature with Company Chop: _____
(Authorized Signature)

Name & Position: _____

Date: _____

Additional signature blocks will need to be used where the Tenderer is comprised of multiple parties.

Tender Schedule 3: Form of Tender

To: Hong Kong-Shenzhen Innovation and Technology Park Limited (“HSITPL”)

Dear Sir / Madam,

“Two-Year Lifts Maintenance Services for Hong Kong-Shenzhen Innovation and Technology Park (Ref. no. FD-03-06-02(273))”

1. We undertake that if our Tender is accepted, to commence the Services and complete and deliver the Services within the time stated in the Tender Documents.
2. We agree that this Tender shall be valid for a period of six (6) months from the Tender Closing Date specified in the Tender Documents, and the Tender may be accepted by HSITPL at any time before the expiration of this extended period. If an award cannot be made within the Tender Validity Period (or extended Tender Validity Period), a request may be made to some or all of the Tenderers to further extend the Tender Validity Period, at which time they may elect to extend or withdraw their Tender or may agree a further extended Tender Validity Period with HSITPL in writing.
3. We confirm that this Tender has taken into consideration all tender addenda issued to us (if any) prior to the date hereof.
4. We understand, unless and until a purchase order is issued by HSITPL to us, this Tender, together with your written acceptance thereof, shall constitute a binding agreement between us. The Tender should always form part of the binding agreement between HSITPL and us, while the order of precedence will be lower than the purchase order. We undertake to abide by the terms of the Purchase Order Terms and Conditions enclosed with the Tender Documents in the event that our proposed revisions (if any) to the Purchase Order Terms and Conditions are not accepted by HSITPL.
5. We understand and agree that HSITPL is not bound to accept the lowest or any tender you may receive.
6. We understand and agree that HSITPL is not responsible for any cost or expense incurred for and in connection with preparing the Tender and/or any presentation or demonstration given by us.
7. We confirm that we are not subject to any actual or potential conflict of interest save to the extent already expressly disclosed by us to HSITPL and we undertake to notify HSITPL immediately should any conflict arise.
8. We understand and agree that we may be disqualified if we fail to submit all the documents listed in Clause 4 k) of Part I of the Tender Documents together with the Technical Proposal.

For and on behalf of: _____
(Company Name)

Signature with Company Chop: _____
(Authorized Signature)

Name & Position: _____

Date: _____

Additional signature blocks will need to be used where the Tenderer is comprised of multiple parties.

Tender Schedule 4: Price Schedule

To: Hong Kong-Shenzhen Innovation and Technology Park Limited (“HSITPL”)

Dear Sir / Madam,

“Two-Year Lifts Maintenance Services for Hong Kong-Shenzhen Innovation and Technology Park (Ref. no. FD-03-06-02(273))”

1. We agree that HSITPL reserves the right to modify, amend or revise any requirements and/or terms and conditions stated in the Tender Documents.
2. The price indicated in the table below covers all the items specified in the Requirement Specifications of the Tender Documents.
3. The Total Contract Amount quoted in this Tender Schedule 4 is inclusive of all costs, rates and/or charges which we will incur in the provision of the Services.
4. We acknowledge that the Total Contract Amount quoted in this Tender Schedule 4 shall (i) remain fixed and binding throughout the Contract period, (ii) take into account anticipated inflation, deflation and price fluctuations within the Contract period, and (iii) be accurate. Further, we acknowledge that under no circumstances shall HSITPL consider any request or claim for adjustment of the Total Contract Amount in respect of the foregoing.
5. We acknowledge that HSITPL will not accept any proposed revisions to the General Terms and Conditions for Purchase Orders (“PO T&C”) that are not submitted together with the technical proposal and/or come to HSITPL’s attention after the Tender Closing Date. In any event, HSITPL is not bound to accept any of such proposed revisions.
6. We acknowledge that HSITPL reserves the right to disqualify any Tenderer that submits any proposed revisions to the PO T&C in the price proposal or proposes revision to the PO T&C after the Tender Closing Date.

Item	Description	Unit Price [a]	Quantity [b]	Sub-total = [a] * [b]
	Supply labours and spare parts and materials with all necessary tools to carry out the comprehensive maintenance for below 20 nos. of lifts with lift supervisory panel for 24 months accordance with tender specification: -	-	-	-
1	Comprehensive Maintenance – 1 st Year	-	-	-
1.1	Lift no. L8-1		12 months	
1.2	Lift no. L8-2		12 months	
1.3	Lift no. L8-3		12 months	
1.4	Lift no. L8-4		12 months	
1.5	Lift no. L8-5		12 months	
1.6	Lift no. L8-6		12 months	
1.7	Lift no. L8-7		12 months	
1.8	Lift no. L9-1		12 months	
1.9	Lift no. L9-2		12 months	
1.10	Lift no. L9-3		12 months	
1.11	Lift no. L9-4		12 months	
1.12	Lift no. L9-5		12 months	
1.13	Lift no. L9-6		12 months	
1.14	Lift no. L9-7		12 months	
1.15	Lift no. L9-10		12 months	
1.16	Lift no. L11-1		12 months	
1.17	Lift no. L11-2		12 months	
1.18	Lift no. L11-3		12 months	
	Sub-total of item 1 (sum of items 1.1 to 1.18)			
2	Comprehensive Maintenance – 2 nd Year	-	-	-
2.1	Lift no. L8-1		12 months	

Item	Description	Unit Price [a]	Quantity [b]	Sub-total = [a] * [b]
2.2	Lift no. L8-2		12 months	
2.3	Lift no. L8-3		12 months	
2.4	Lift no. L8-4		12 months	
2.5	Lift no. L8-5		12 months	
2.6	Lift no. L8-6		12 months	
2.7	Lift no. L8-7		12 months	
2.8	Lift no. L9-1		12 months	
2.9	Lift no. L9-2		12 months	
2.10	Lift no. L9-3		12 months	
2.11	Lift no. L9-4		12 months	
2.12	Lift no. L9-5		12 months	
2.13	Lift no. L9-6		12 months	
2.14	Lift no. L9-7		12 months	
2.15	Lift no. L9-10		12 months	
2.16	Lift no. L11-1		12 months	
2.17	Lift no. L11-2		12 months	
2.18	Lift no. L11-3		12 months	
	Sub-total of item 2 (sum of items 2.1 to 2.18)			
Total Contract Amount (sum of sub-totals of items 1 and 2):		HK\$		

We offer to provide the services to HSITPL at the prices quoted above and in accordance with the requirements and the terms and conditions stated in the Tender Documents. Acceptance of this offer shall be evidenced by the issuance of a purchase order by HSITPL.

Authorized Signature (with company chop)

Name & Position: _____

Company Name: _____

Date: _____

Tender Schedule 5: Requirement Specifications

To: Hong Kong-Shenzhen Innovation and Technology Park Limited (“HSITPL”)

“Two-Year Lifts Maintenance Services for Hong Kong-Shenzhen Innovation and Technology Park (Ref. no. FD-03-06-02(273))”

The scope and specific requirements of the Services which the tenderer (“**Tenderer**”) should provide are listed below. The Tenderer shall propose solutions (with detailed explanation) if his proposed items cannot meet any of such scope and/or requirements.

5.1 Statement of Purpose

HSITPL would like to invite an experienced service provider to provide lifts maintenance services for all lifts at Hong Kong-Shenzhen Innovation and Technology Park (the “**Park**”). The Tenderer is expected to provide the Services as set out in Paragraph 5.5 of this Tender Schedule 5.

5.2 About HSITPL

HSITPL, a wholly owned subsidiary of Hong Kong Science and Technology Parks Corporation, is vested with the responsibility to develop, operate, maintain, and manage the Hong Kong-Shenzhen Innovation and Technology Park (“**HSITP**”).

HSITP strives to serve as a world’s knowledge hub and innovation & technology (“**I&T**”) centre, converging enterprises, research & development (“**R&D**”) institutions and higher education institutions from local, Mainland and overseas, which can connect upstream and midstream research to downstream market, further enhancing collaboration among industry, academic and research sectors.

HSITP focuses on six I&T pillar industries including life and health technology, artificial intelligence and data science, new materials, new energy, robotics and microelectronics.

With the size of approximately 87.7 hectares in the Lok Ma Chau Loop, the Park is a large-scale and long-term project in Hong Kong, which will be developed in two phases.

Phase 1 will be developed in three batches, i.e., Batch 1, Batch 2 and Batch 3. The first development batch, Batch 1, has been further sub-divided into Batch 1A, Building 1, Batch 1B and Batch 1C. Batch 1 is being developed by HSITPL which consists of eight buildings with a total gross floor area of approximately 116,000 square metres. Batch 1A consists of three buildings: Buildings 8 & 9 (wet laboratory enabled) and Building 11 (talent accommodation).

5.3 The Brief

Tenderers are invited to provide lift maintenance services to maintain the normal operation of lifts. Labour and materials, together with all necessary tools required for carrying out comprehensive maintenance, shall be provided.

5.4 Project Timeline (Tentative)

Tender invitation	7 August 2026
Tender submission deadline	14 August 2026
Presentation	Week of 17 August 2026
Award of the Contract	September 2026
Commencement of the Contract	October 2026 (subject to further confirmation)

5.5 Scope of Services

- 5.5.1 The Provider shall provide labour and materials, together with all necessary tools and equipment, to carry out periodic comprehensive maintenance and emergency call-out services for lift systems. The Contract period shall be two (2) years, and the tentative commencement date shall be 19 October 2026, subject to confirmation after Contract award.
- 5.5.2 Unless stated elsewhere in the Tender Documents, all workmanship, materials and standards shall conform to the most recent version of ordinances, specifications, and code of practices set out below, as applicable:-
- i. the Air Pollution Control Ordinance (Cap. 311), the Water Pollution Control Ordinance (Cap. 358), the Noise Control Ordinance (Cap. 400), the Waste Disposal Ordinance (Cap. 354), the Pesticides Ordinance (Cap. 133), the Ozone Layer Protection Ordinance (Cap. 403), and the Lifts and Escalators Ordinance (Chapter 618);
 - ii. the General Specification for Electrical Installation in Government Buildings of the Hong Kong Special Administrative Region, issued by the Architectural Services Department of the Government of the HKSAR, and all current amendments;
 - iii. the Code of Practice for Electricity (Wiring) Regulations and all associated regulations and requirements, issued by the Electrical and Mechanical Services Department (“EMSD”);
 - iv. the Code of Practice on the Examination, Testing and Maintenance of Lifts and Escalators, issued by EMSD;
 - v. the Code of Practice for Energy Efficiency of Building Services Installation, issued by EMSD;
 - vi. the Code of Practice on the Design and Construction of Lifts and Escalators and all current addenda, issued by EMSD;
 - vii. the Code of Practice for Lift Works and Escalator Works, issued by EMSD;
 - viii. the General Guidelines on Minor Works Control System and Technical Guidelines on Minor Works Control System, both issued by the Buildings Department; and

- ix. any other circulars / technical specifications / guidelines on lifts and escalators issued by EMSD.

5.5.3 The following provisions regarding workmanship, materials and standards shall also apply:

- i. All Plant, materials, and workmanship shall be of the respective character, quality or kind required by the Contract and in accordance with HSITPL's instructions and shall be subjected to such examinations, measurements or Tests as the Contract shall require or as ordered by HSITPL or HSITPL Representative at the place of manufacture, or on the Site, or at such other place or places as may be specified in the Contract, or at all or any such places. All Plant and materials shall be of recent manufacture and not previously used.

For the purposes of this Paragraph:

"Plant" means the machinery, equipment and apparatus of all kinds to be supplied and installed by the Provider for the Services.

"Test" means any test prescribed by the Contract or instructed by HSITPL or HSITPL Representative and includes commissioning of the Services and any commissioning test.

"Site" means the lands and other places provided by HSITPL for the purpose of the execution of the Services.

- ii. The Provider shall provide such assistance, instruments, machines, labour and other facilities as may be necessary for examining, measuring or testing any work and the quality, weight or quantity of any Plant and/or material used and, before incorporation into the Services, shall supply for examining, measuring or testing such samples of Plant and/or materials as may be selected or required by HSITPL or HSITPL Representative.
- iii. The Provider shall bear the expense and costs of any examination, measurement or Test and of complying with the requirements of sub-paragraph (ii) of this Paragraph, including without limitation any transportation costs and shall reimburse HSITPL in respect of the costs in attending such examination, measurement or Test, if such examinations, measurements or Tests and all repetitions thereof are clearly intended or provided for in the Contract.
- iv. If any examination, measurement or Test not so intended or provided for in the Contract is ordered by HSITPL or HSITPL Representative, then such expense and costs of such examination, measurement or Test including those of HSITPL's attendance shall be borne by the Provider if the examination, measurement or Test shows the Plant, materials or workmanship not to be in accordance with the Contract or with HSITPL's instructions but otherwise such expense and costs shall be borne by HSITPL.
- v. In the event that any Test shows that the Provider has failed to comply with the requirements of the Contract or with HSITPL's instructions in respect of Plant, materials or workmanship, the Provider shall propose and carry out at his own expense further or any other Tests as HSITPL may approve.

- vi. Sub-paragraphs (iv) and (v) of this Paragraph shall apply to any series of Tests carried out on any part of the Services the results of which indicate that in the opinion of HSITPL the Provider has failed to comply with the requirements of the Contract or with HSITPL's instructions in respect of Plant, materials or workmanship notwithstanding there being satisfactory individual Tests included in any such series of Tests.
- vii. If the Provider is required by the Contract or ordered by HSITPL to carry out any examination, measurement or Test, then the Provider shall give 7 calendar days' notice to HSITPL specifying the procedures to be adopted, as well as the time and location of the examination, measurement or Test.

5.5.4 The Services shall cover the following lifts:

Building 8:

1.	Lift no. L8-1
2.	Lift no. L8-2
3.	Lift no. L8-3
4.	Lift no. L8-4
5.	Lift no. L8-5
6.	Lift no. L8-6
7.	Lift no. L8-7

Building 9:

8.	Lift no. L9-1
9.	Lift no. L9-2
10.	Lift no. L9-3
11.	Lift no. L9-4
12.	Lift no. L9-5
13.	Lift no. L9-6
14.	Lift no. L9-7
15.	Lift no. L9-10

Building 11:

16.	Lift no. L11-1
17.	Lift no. L11-2
18.	Lift no. L11-3

- 5.5.5 The Provider shall deploy technicians at regular intervals to inspect, clean and lubricate lifts equipment, with no additional cost for such services and material required, in accordance with this Tender Schedule 5.
- 5.5.6 A logbook shall be provided, and retained in the plant room or Facilities Management Office (“**FMO**”) and be kept up to date by the Provider. Records shall be made at the time of the occurrence and shall include, but not be limited to, the dates, times, and details of all operations, faults, corrective actions taken, routine servicing, maintenance, periodic operations, and the names and signatures of workers or supervisors.
- 5.5.7 The Provider shall sign and affix its company chop in the latest logbook after attending HSITP to carry out the Services, and shall provide two workers at the same time to carry out routine maintenance work and/or specific tasks as instructed by HSITPL, in accordance with the requirements stated in the latest version of the Code of Practices on the Examination, Testing and Maintenance of Lifts and Escalators issued by EMSD.
- 5.5.8 The Provider shall keep a clear and legible record of all fault callouts and shall submit this record within three (3) calendar days upon request for inspection. The record shall indicate the date, time of callout, persons attending, brief description of fault and subsequent time of clearance for each occasion. The record will be returned to the Provider after perusal by HSITPL Representative but shall subsequently be submitted and kept by HSITPL Representative at the end of the Contract period.
- 5.5.9 The Provider shall report and recommend to HSITPL about equipment condition and necessary rectification, replacement and preventive measures regularly. The Provider shall submit service report after each and every routine maintenance to enable HSITPL to monitor the progress of the maintenance services. The Provider shall carry out a survey on yearly basis and submit report detailing the condition of each piece of equipment including their lifetime.
- 5.5.10 The Provider shall keep full range of spare parts, complete set of tools and equipment ready on hand to maintain the safe and satisfactory working condition and operation for emergency repairing and replacement works. The Provider shall provide parts and technical support from the original manufacturer of the lifts when carrying out repair and maintenance works. Alternative products shall not be used subject to the manufacturer’s warranty that the safe and satisfactory working condition can be guaranteed.
- 5.5.11 The Provider shall maintain an emergency call centre and meet the following performance requirements after receiving an emergency call from HSITPL:-
- i. to confirm the time and date for execution of work within fifteen (15) minutes.
 - ii. to monitor and report the progress, reasons and required maintenance work and suggest subsequent remedial measures for incident prevention.
 - iii. to report the completion of emergency call attendance within one (1) calendar day.

- 5.5.12 The Provider shall immediately respond to all breakdown calls, whether valid or otherwise, and attend to such calls in the shortest possible time and using the quickest means of transport. The Provider shall provide HSITPL with names and telephone numbers of at least two (2) of his engineers and technicians to whom such calls shall be directed for emergency and repair services.
- 5.5.13 The Provider shall provide emergency breakdown service with no additional charge:
- i. The Provider shall provide a twenty-four (24) hours breakdown call service. A serviceman shall be on site within thirty (30) minutes during office hours (Monday to Saturday from 8:00 a.m. to 6:00 p.m., except public holidays, hereinafter “**Office Hours**”), and within sixty (60) minutes outside Office Hours. The foregoing time periods shall apply when typhoon signal no. 1 or no. 3 is hoisted, but shall not apply, and shall be extended for the duration of, any period during which typhoon signal no. 8 or above, a black rainstorm warning, or an announcement on extreme conditions is in force in Hong Kong.
 - ii. In the case of person(s) trapped in a lift, the Provider shall attend on site within ten (10) minutes after receiving such report during Office Hours, and within twenty-five (25) minutes outside Office Hours, irrespective of weather conditions. Upon arrival, the Provider shall immediately take all necessary actions to release passengers in the lift.
 - iii. Following a lift breakdown or any incident referred to in this Paragraph, the Provider shall restore the lift to normal operation within one (1) Business Day from the date of the incident if the incident occurs during Office Hours, and within two (2) Business Days if it occurs outside Office Hours. The foregoing time periods shall not apply, and shall be extended for the duration of, any period during which typhoon signal no. 8 or above, or a black rainstorm warning, or an announcement on extreme conditions is in force in Hong Kong.
 - iv. The Provider shall submit detailed incident report for any lift service breakdown and the case of people trapped in the lifts within twenty-four (24) hours from the time of the incident.
 - v. The Provider shall attend the service call to assist other sub-contractors of HSITPL for any accidental event which leads to the suspension of lift service and the cost of this service shall be included and allowed in the Contract.
 - vi. HSITPL reserves the right to claim for the delay in attending or completing any service call.
- 5.5.14 The Provider shall be responsible for issue and posting of “Form LE30 - Notice of suspension of service following lift / incidents” according to the most updated relevant ordinances at no additional cost.
- 5.5.15 For all major incidents that HSITPL consider necessary, the Provider shall be required to submit major incident reports within twenty-four(24) hours. For the purposes of the Contract, major incidents shall mean any of the following occurrences:
- Breakdown or failure of lifts

- (i) A person dies or is seriously injured (such as fracture, laceration, and loss of consciousness) and the death or injury involves a lift or any associated equipment or machinery of a lift;
 - (ii) A breakage of any suspension rope of a lift;
 - (iii) A failure of any brake of a lift;
 - (iv) The symptom of ascending overspeed of the car of a lift;
 - (v) The symptom of unintended car movement of a lift; or
 - (vi) The symptom of over-travel with either the lift car or counterweight buffer switch has been triggered, or the energy accumulation buffer, where installed, been hit.
- 5.5.16 The Provider shall submit the tentative programme covering the periodic examinations and tests for the lifts for the Contract period. The programme shall be formulated in order to minimize interruption of lifts service and inconvenience that may cause to the users of lifts.
- 5.5.17 All instruments used in measurement shall be calibrated and certified by the Hong Kong Laboratory Accreditation Scheme (i.e., HOKLAS) accreditation laboratory. The calibration certificate shall be submitted for approval and record before used. No testing shall be carried out with uncalibrated instruments.
- 5.5.18 The Provider shall carry out the Services in a manner which, as far as reasonably practicable, eliminates or reduces pollution to the environment.
- 5.5.19 The Provider shall take all reasonable steps to implement its own environmental plan in carrying out the Services. The plan shall set out the Provider's arrangement, in respect of environmental matters, including but not limited to the following where applicable.
 - i. monitoring and control of dust emissions;
 - ii. monitoring and control of noise emissions;
 - iii. monitoring and control of wastewater emissions;
 - iv. storage and disposal of solid waste;
 - v. storage and handling of dangerous goods;
 - vi. storage, handling and disposal of chemical and hazardous waste;
 - vii. minimization and recycling of waste; and
 - viii. rodent, vermin and pest control.
- 5.5.20 The Provider shall be responsible for the safe and controlled disposal of all waste arising from the carrying out of the Services.
- 5.5.21 The Provider shall take all practical measures and precautions to avoid nuisance or disturbance arising from the carrying out of the Services. The Provider shall:
 - i. where at all possible, suppress the nuisance at source rather than abate the nuisance after it arises.
 - ii. select, operate and maintain all Provider's equipment and/or plant to minimise nuisance or disturbance, including the release of pollutants.
 - iii. repair promptly all leakages and refrain from using any Provider's equipment and/or plant which leaks.
- 5.5.22 Demolition, drilling and other excessively noisy operations, if required, shall be carried out at time to be agreed with HSITPL Representatives.

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- 5.5.23 The Provider shall carry out the Services in such a manner as to minimize any adverse impact on the quality of the water within and in the vicinity of the buildings.
- 5.5.24 The Provider shall carry out the Services in such a manner as to minimize any adverse impact on air quality.
- 5.5.25 The Provider shall at all times maintain clean and tidy so that there is no loose debris, packaging or other material capable of being transported by wind.
- 5.5.26 The Provider shall ensure that:
- i. all solid waste is placed within appropriate bins or other containers which are properly covered, closed or sealed to prevent attraction of vermin and spillage during storage or transportation.
 - ii. all wet waste shall be disposed of as soon as reasonably practical and shall not, in normal conditions, remain within the Site for more than 24 hours.
 - iii. an appropriate waste collection point shall be designated for the collection and short-term storage of waste.
 - iv. accumulation of waste within the building shall be minimized as far as practicable.
- 5.5.27 Sub-contracting any Services to third party without HSITPL's prior written approval is strictly prohibited.
- 5.5.28 The Provider shall attend or be represented by its staff, at all meetings convened by HSITPL to which the Provider is required to attend, and shall advise and assist HSITPL on matters relating to the Contract at no additional cost.
- 5.5.29 The Provider shall be responsible for lubricating all moving parts of the lifts in accordance with the respective manufacturers' recommendations.
- 5.5.30 The Provider shall carry out repairing work to any engine body or supporting frame if found necessary in lift machine rooms.
- 5.5.31 All engine body cleaning work is handled by the Provider, but the cleaning work to floor, wall, exhaust fans and split-type air-conditioner are handled by contractor(s) engaged by HSITPL. Cleaning of exhaust fans and split-type air-conditioner shall be carried out under the supervision of the Provider.
- 5.5.32 The Provider shall regularly carry out the safety audits of on-site working areas, particularly when accessing high-risk spaces such as machine tops and lift wells for repair and maintenance work. The Provider shall report to HSITPL any safety non-conformance identified.
- 5.5.33 The Provider shall strictly comply with all statutory requirements at all times when carrying out any repair and maintenance work.
- 5.5.34 Any part, system or programme which cannot be repaired or replaced by the Provider within 48 hours, HSITPL reserves the right to arrange for and engage other contractors to carry out the relevant work and to recover from the Provider all costs incurred, together with administrative costs (being 20% of such work costs). Such amount shall be deducted directly from the Total Contract Amount and reflected in the payment for the corresponding month.
- 5.5.35 The Provider shall assist and coordinate with the mechanical ventilation and air conditioning
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- (“MVAC”), extra low voltage (“ELV”), closed-circuit television (“CCTV”) and/or information technology (“IT”), plumbing and drainage maintenance contractor(s) and attendance on site for any maintenance and repair work for the existing MVAC and ELV/IT installation inside the lift cars, lift shaft, lift machine room, etc. at no additional cost.
- 5.5.36 The Provider shall assist and coordinate with the mobile phone service provider and attend on site for any maintenance and repair work for the existing mobile phone service installation inside the lift cars or lift shaft at no additional cost.
- 5.5.37 The Provider shall assist and coordinate with the interior lift car decoration contractor and attend on site for any repair work for the existing interior lift car decoration.
- 5.5.38 The Provider shall conduct a pre-handover condition survey jointly with the existing lifts maintenance contractor, in the presence of HSITPL or HSITPL Representative, for all lifts in HSITP. The hand-over site visit shall be carried out two (2) weeks (subject to HSITPL’s instruction) before commencement of the Contract, with the issuance of a survey report with photos within four (4) calendar days after the pre-inspection visit and provide the defects checklist to HSITPL. The Provider shall be responsible in the identification of defect with HSITPL to ensure the full completion of defect rectifications to be carried by the existing maintenance contractor.
- 5.5.39 The Provider shall be responsible for applying to the relevant authority for all required use permits for lifts, including submitting the application forms, paying the relevant fees, and displaying valid use permits.
- 5.5.40 The Provider shall co-ordinate with other contractors appointed by HSITPL for necessary works (e.g., interfacing with, security / public address system, fire services system, generator, ventilation / air-conditioning control systems (i.e., VAC) , building management system (i.e., BMS), power down standby at night work, etc.) and attend the joint site inspections (e.g., handover for rectification work by other contractors) and such works that have been included in the Contract.
- 5.5.41 The Provider shall provide all necessary materials and qualified labour to perform comprehensive maintenance services, including electrical power supply for air-conditioner above lift car. The Provider shall ensure correct and proper function of the air-conditioners. For the avoidance of doubt, the maintenance of air-conditioners above lift car is not within the Requirement Specifications under the Contract.
- 5.5.42 The Provider shall keep the working area, lift shaft and plant room clean and clear of all rubbish.
- 5.5.43 The multimedia display unit(s) inside lift cars should be kept synchronised with Hong Kong Standard Time (UTC+08:00) to the nearest minute.
- 5.5.44 The background of the multimedia display unit inside lift cars shall, upon FMO’s request, be changed at no additional cost. In the event of any malfunction of the multimedia display, the Provider shall immediately repair or replace such display at its own cost to maintain normal lift operation.
- 5.5.45 In the event of any malfunction of lift card reader, the Provider shall liaise with the ELV maintenance contractor to repair or replace such card reader immediately at its own cost to maintain normal lift operation.

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- 5.5.46 In the event of any malfunction of interaction mechanisms between the lifts and the cleaning / disinfection robots, the Provider shall liaise with maintenance contractor of such cleaning / disinfection robots to repair or replace such mechanisms immediately at the Provider's own cost to maintain normal lift operation.
- 5.5.47 Where any parts or equipment require replacement or repair, in whole or part, or where any operational failure occurs due to: (i) unreasonable use, abuse, misuse, wilful misconduct, negligence, or vandalism by users of lifts, or (ii) force majeure events or causes beyond the Provider's control, including but not limited to unauthorized handling, alteration, modification, replacement or repair, the Provider may charge HSITPL additionally, subject to mutual agreement.
- 5.5.48 The Provider shall systematically examine, adjust, and lubricate as required, and, if conditions warrant, repair or replace all lifts components, including but not limited to:
- i. renew all wire ropes, belts and chains (where fitted) at no additional cost, as often as necessary to maintain an adequate factor of safety, and to equalize the tension on all hoisting equipment, and repair or replace conductor cables and hoistway and machine room lift wiring.
 - ii. furnish lubricants compounded to manufacturer's stringent specifications.
 - iii. examine periodically all safety devices and governors and make the customary safety tests.
 - iv. machine, worm, gear, thrust bearings, drive sheave, drive sheave bearings, brake coil, brake contact, linking and component parts.
 - v. motor and motor generator or direct drive converter motor windings, rotating element, commutator, brushes, brush holders and bearings.
 - vi. controller, selector and dispatching equipment. Levelling devices and cams, all relays, solid state components, transducers, resistors, condensers, power amplifiers, transformers, contacts, leads, dashpots, timing devices, computer devices, microcomputer, steel selector tape and mechanical and electrical driving equipment. Resistance for operating and motor circuits and operating circuit rectifiers.
 - vii. governor, governor sheave and shaft assembly, bearings, contacts and governor jaws.
 - viii. car and hall mechanical buttons, electronic touch buttons, car and hall position indicators, hall lanterns, car direction indicators and all other car and landing signal fixtures and ventilating unit.
 - ix. deflector or secondary sheave, bearings, car and counterweight guide rails and buffers, top and bottom limit switches, governor tension sheave assembly, compensating sheave assembly. Car, counterweight and counterweight guide shoes including rollers or gibs.
 - x. hoisting door interlocks, hoistway door hangers, guides and auxiliary door closing devices.
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- xi. automatic power operated door operator, car door hanger, car door contact, door protective device, load weighting equipment, car frame, car safety mechanism and platform, lighting, intercom, alarm, lift supervisory panel, exhaust fan etc.
- xii. hall liquid-crystal display (i.e., LCD) indicator located on each floor.
- xiii. all equipment / facilities at lift machine room subject to the Code of Practice for Electricity (Wiring) Regulations and all associated regulations and requirements, issued by EMSD and the Code of Practice on the Examination, Testing and Maintenance of Lifts and Escalators, issued by EMSD.

5.5.49 Maintenance schedule for lifts:

Bi-Weekly

- Top up lift machine gearbox and lubricate bearings.
- Check brake for correct mechanical action. Ensure linings and drums are free from oil or grease.
- Clean and lubricate overspeed governor.
- Inspect bearings of drums, sheaves and pulleys. Lubricate.
- Inspect motor, generator, exciter commutators and slip rings operating under working conditions and when stationary. Lubricate bearings.
- Clean, inspect and adjust controller contacts, interlocks and dashpots. Lubricate. Observe and adjust operation sequence and timing of contactors.
- Clean floor selector, check action and adjust. Lubricate drive gear.
- Top up counterweight guide shoes lubricators.
- Clean up lift well as necessary. Inspect condition of lift well enclosure.
- Clean guides and lubricate where applicable.
- Check limit switches, direction switches and their operating devices. Ensure rollers and spindles are free to rotate. Lubricate.
- Inspect car exterior and clean car top. Top up car guide shoe lubricators. Inspect tensioning devices for correct adjustment. Clean and inspect door operating gear and check for oil leaks. Lubricate.
- Check door locks for safe operation. Ensure rollers and spindles are free to rotate. Lubricate.
- Check that car and landing doors operate freely and bottom tracks are clear of debris.
- Ride in car, observe and record irregularities in starting, stopping and general running.
- Check for correct operation: car controls, car door switches, door re-opening device, emergency stop, alarm bell and intercom system. Inspect condition of car interior and floor covering. Observe levelling accuracy.
- Test operation of landing buttons, indicators and fireman switch.
- Visual checking for multimedia display unit(s).
- Check for any abnormal heat generated and accumulated from any device and make sure such heat can be safely dissipated.
- Check for any abnormalities of exhaust air fans in lift shaft.

Monthly

- Inspect lift machine gearing and bearings. Ensure keys and fixing bolts are secure.
- Inspect brake coupling and linings for wear. Ensure keys and fixing bolts are secure. Check that brake release gear and hand winding wheel are readily available.

- Check drums, sheaves and pulleys for visible cracks, ensure keys and fixing bolts are secure. Inspect bearings and sheave grooves, comply strictly with the original equipment manufacturer (i.e., OEM) specifications, if any.
- Check condition of wire ropes and/or belts (including suspension ropes). Ensure wire ropes and/or belts are evenly tensioned. New wire ropes and/or belts shall be checked fortnightly for at least two (2) months after installation. New wire ropes and/or belts shall mean any suspension media within the first sixty (60) calendar days following initial installation or replacement.
- Inspect overspeed governor for wear. Ensure keys and fixing bolts are secure.
- Extract dust from interiors of motors and generators. Inspect bearings, ensure fixing bolts are secure.
- Inspect floor selector bearings. Check connections and flexes. Inspect driving rope, tape and/or chain for wear and ensure tension of such rope, tape and/or chain is correct.
- Inspect and operate by hand the slack rope switch, safety-gear switch, broken tape or rope switch and overspeed governor switch.
- Inspect guides for wear and ensure fixings are secure.
- Check counterweight clearances for rope stretch. Inspect rope equaliser. Ensure main tie bolts are secure. Inspect guide shoes for wear and 'float'. Ensure filler weights are properly positioned and secure. Check safety-gear for guide clearance and free movement.
- Open, clean and inspect limit switches, direction switches. Inspect fixed ramps and inductor plates.
- Ensure spring buffers are secure. Clean oil buffers and top up. Check for oil leaks.
- Inspect conditions of landing and car sill nosing and check car clearance. Inspect lock beaks, door rollers and spindles for wear. Inspect door inter-connecting wires or chains for wear and correct tension.
- Ensure car frame bolts are secure. Check guide shoes for minimum 'float'. Ensure car body is secure in frame. Check safety-gear for guide clearance and free movement. Check tension of safety rope. Inspect door operating mechanism for wear and ensure driving sprockets, keys and fixing bolts are secure. Ensure that the 'pick-up' between car and landing doors is correctly aligned.
- Open, clean and inspect car controls, floor switches, door switches. Check action of emergency opening and movable floor. Inspect car lighting.
- Inspect travelling cables and their anchorages.
- Open, clean and inspect landing button boxes and ensure that they and any indicator boxes are securely fixed.
- Check the functionality of lift supervisory panel and corresponding workstation software for lift control run properly and align with lifts operation status.

Quarterly

- Open, clean and inspect landing door locks.
- Carry out electrical load test on emergency lighting, batteries and battery charger for a period of one (1) hour.
- Inspect and operate by hand the ascending car overspeed protection device switch and rope break protection device.
- Check guide shoe clearance of the car doors.
- Check whether the landing door can re-close automatically.

Yearly

- Test overspeed governor, safety gear, ascending car overspeed protection device, uncontrolled car movement protection device and rope break protection device on no load (to be carried out yearly, and after major repair or major replacement that affects the operations of the device).
- Test by simulation of overload device.
- Test by simulation of homing key switch.
- Tighten all the screws inside the cabinet (mounting of modules and boards, grounding, etc.).
- Check the batteries and replace them if low or down.
- Check whether the car control unit of the lift car can close tightly.
- Check that the measuring and monitoring band sections are securely fastened in position.
- Check the tension of the continuous band.
- Check the operation of the fans of frequency converters.
- Clean the magnetic band of the hoistway information sensors.
- Test the final limit switch of the hoistway information sensors.
- Check the condition of the load measure system.
- Check the gearless machine's condition and listen to noise.
- Inspect the damping pads of the gearless machines.
- Inspect the encoder of the gearless machines.
- Clean the brake and brake disk of the gearless machines.
- Check the air gap of the brakes of the gearless machines.
- Check the emergency stop deceleration (periodic single failure test) of the gearless machines.
- Visual check of the suspension and traction media.
- Cleaning of suspension and traction media in case of oil or grease contamination.
- Check and adjustment of the suspension and traction media tension.
- Check of suspension and traction media elongation.
- Check of slack suspension and traction media detection.
- Visual check of non-linear buffer.
- Visual check of oil buffer.
- Check the oil level of oil buffer.
- Check the height of the oil buffer.
- Check the safety switch of oil buffer.
- Visual check of over-speed governor.
- Check the safety switch of over-speed governor.
- Check the tension device of over-speed governor.
- Check the rope coupling of over-speed governor.
- Test the tripping speed of over-speed governor.
- Check for damage and corrosion of the lift cars.
- Check guide shoe clearance of the lift cars.
- Check vertical parallelism of door panels.
- Check alignment of door panels of the lift cars.
- Check gaps between door panels and frames and these between door panels and door sills.
- Check to make sure there is no tilt of panels of the lift cars.
- Check easy and smooth running of door panels of the lift cars.

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- Check main rollers, counter rollers (sliders) and retaining washers of the lift cars.
 - Clean and dry mechanics, rails but do not oil and the sill of cars.
 - Adjust clutch cam.
 - Check tooth belt tension of a lift car.
 - Check the distance between tooth belt and ground plate of a lift car.
 - Check the condition of clutch or car door lock.
 - Check the contact and locking of car door lock if it is installed.
 - Check the contacts and contact bridges of door contacts.
 - Check and make sure car doors can close completely.
 - Check function of light curtain of a lift door system.
 - Check function of end door closing contact of a lift door system if installed.
 - Check correct adjustment of clutch against door lock of a lift door system.
 - Check the general condition of the counterweight safety gear.
 - Cleaning of landing door lock.
 - Visual check the bumper screw and closing bumper of the landing door lock.
 - Visual check the landing door lock and lock rollers.
 - Check for damage and corrosion of the hoistway door lock.
 - Clean and dry mechanism of the hoistway door lock.
 - Clean main tracks of the hoistway door lock without oiling.
 - Check of penetration of hook lock and lock engage of the hoistway door lock.
 - Check the unlocking device activity of the hoistway door lock.
 - Check adjustment of landing door interlock of the landing door.
 - Check for damages and corrosion of the landing door.
 - Clean and dry mechanism of the landing door.
 - Clean main tracks without oiling, and landing sills of the landing door.
 - Check of penetration of hook lock and lock engage of the landing door.
 - Correct function of landing door lock rollers.
 - Check the unlocking device activity of the landing door.
 - Check adjustment of landing door interlock of the landing door.
 - Check sill gap, gaps between door panels and frames and these between door panels and door sill of landing door.
 - Check vertical parallelism, alignment of door panels of the landing door.
 - Check if no tilt of panels, easy and smooth running of door panels of the landing door.
 - Check main rollers, counter rollers and retaining washers of the landing door.
 - Check guiding shoes from the landing door.
 - Check landing door unlocking device.
 - Check the adjustment of landing door interlock of the landing door.
 - Correct function and bearing play of lock roller and lock bearing of landing door.
 - Re-condition of contact bridge.
 - Re-condition of safety contacts.
 - Check for smooth running of door system, no rattling or scratching.
 - Inspect noise of closing or opening landing and car door lock.
 - Check the fixation of the car roof frame, compensation chain, buffer plate, toe guard, door drive, balustrade, traveling cable, car sling, car fan, car front and car panel.
 - For cars with balance weight, check the balance sheets fixation.
 - Check that the lift car lamps are on.
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- Check the lift car platform isolation.
- Check the securing string of the ceiling of the lift car.
- Check the function of all switches.
- Check the lower guide shoes and clearance.
- Check the car wall connection.
- For bottom suspension cars, check the pulleys and bearings.
- Check the function of the safety gear.
- Check the condition of the load measure system.
- Check counterweight screen.
- Upgrade lift software version at workstation if required.
- To submit the use permits and the relevant certificates for all lifts for the endorsement of EMSD in accordance with the requirement of current regulations and statutory requirements. All handling costs and statutory charges for the permits and/or certifications renewal of all lifts shall be included in the Total Contract Amount.

5.5.50 The Provider shall hand over the Site and all lifts installations thereon to the new contractor upon expiry of the Contract, or if the Contract is terminated and thereafter awarded to a new contractor. The Provider shall ensure that the Site and all installations thereon are in good working order and in a safe and satisfactory operating condition at the time of handover.

Tender Schedule 6: Proposed Solution for Tender

To: Hong Kong-Shenzhen Innovation and Technology Park Limited ("HSITPL")

"Two-Year Lifts Maintenance Services for Hong Kong-Shenzhen Innovation and Technology Park (Ref. no. FD-03-06-02(273))"

This Tender Schedule contains Parts 1 to 5 and shall be duly completed by the Tenderer and included in the tender proposal. The Tenderer is required to present all the details of its proposed solution according to the guidelines specified under each Part.

Tenderers are reminded that no price information should be included in the Technical Proposal. Tenderers are expected to provide the following information in an A4-sized document. No font other than Calibri and no font size smaller than 12 will be accepted.

Part 1: Mandatory Assessment Criteria

The Tenderer acknowledges and agrees that participation in this Tender requires compliance with the mandatory assessment criteria outlined in this Part 1 ("**Mandatory Assessment Criteria**"). By responding with "Y", the Tenderer hereby confirms that it meets all the Mandatory Assessment Criteria. Failure to declare or submit supporting documents confirming compliance with any of the Mandatory Assessment Criteria may result in the disqualification of the Tender.

Item	Description	Declaration with supporting document(s) Yes (Y) / No (N)
1	Able to provide at least 1 relevant project experience for the lifts maintenance services of commercial buildings within five (5) years from the Tender Closing Date, or if it is extended, the extended Tender Closing Date. Supporting document to be provided: Job references within five (5) years preceding the Tender Closing Date.	
2	The Tenderer is: (a) a registered lift contractor; and (b) included in the HKSAR Development Bureau's List of Approved Suppliers of Materials and Specialist Contractors for Public Works – Lift, Escalator and Passenger Conveyor Installation, and is not suspended from tendering for public works contracts. Supporting document to be provided: Any documents evidencing that: (a) the Tenderer is a registered lift contractor under the Lift and Escalator Ordinance (Cap. 618); and (b) the Tenderer is included in the abovementioned List of Approved Suppliers of Materials and Specialist Contractors for Public Works –	

	Lift, Escalator and Passenger Conveyor Installation, and is not suspended from tendering for public works contracts.	
3	Able to provide original parts and technical support. Supporting document to be provided: Certificates, letters or any documents issued by the original manufacturer of the lifts (Toshiba) as proof that parts supply and technical support will be provided to the Tenderer.	

Part 2: Past Case Reference

Please briefly describe any past reference cases similar to the nature and scope of this project. For each case, please provide details such as the scope, contact person (optional) and contact telephone number (optional) for future reference, as much as possible.

Reference Client	Project Period	Relevant scope of services	Contact Person (optional)	Contact Telephone No.(optional)

Note: The job references submitted to satisfy the Mandatory Assessment Criteria shall, if also submitted in this Part 2, be considered.

Part 3: Qualification of Team Members

Please list the key team members and their roles in the proposed services. For each member, please provide any certified qualification and briefly describe how such qualification would contribute to the services implementation. Please note that it is the Tenderer's responsibility to replace team member with the same qualification in case of personnel movement during the service period.

Name	Job Title	Qualification	Role and Contribution in the Services

Part 4: Details of Management Plan

Please describe in detail your understanding of the services standard which are required for the maintenance service for lifts. Merits will be given to the appropriateness of the solutions and the quality of the presentation for their justification. The following should be included in your proposal:

Item		Content
A	Experience and job reference (30%)	
1	A company profile related to lifts maintenance services.	- A company profile related to lifts maintenance services. - Number of years that the Tenderer is established for relevant business.
2	Relevant job references for previous experience in lifts maintenance services for projects of not less than 20 nos. of lifts, completed within the past 5 years in Hong Kong counting from the Tender Closing Date, or if it is extended, the extended Tender Closing Date.	- Relevant experience and job reference - Number of similar institutions served - Contract period and contract sum - Nature of the organization - Site location
B	Maintenance plan (30%)	
1	Proposed maintenance plan.	Provide a proposed maintenance plan with emergency call service.
2	Sample of maintenance / repair report.	Provide sample of maintenance and repair report.
C	Team Qualification (40%)	
1	Certification / qualification of the Tenderer for lifts maintenance services.	Provide relevant certification or qualification of the Tenderer.
2	Organizational chart and escalation structure with key team members and their roles in the service.	Provide organizational chart and escalation structure with key team members and their roles in the service.
3	Certification / qualification of key team members.	Provide certification / qualification of key team members.

Part 5: PowerPoint deck

To facilitate a comprehensive assessment of proposals, we will invite the qualified Tenderer to present their proposal to the Tender Assessment Panel. Please provide a PowerPoint deck for a **presentation that is no longer than fifteen (15) minutes** to highlight the key aspects of your proposal, which shall include the following:

- A company profile
- Relevant job references
- Operation plan of lifts maintenance services

Appendix A: Letter of Declaration on Compliance with One Tender Requirement for Holding Companies, Subsidiaries or Related Parties

Appendix B: Marking Scheme for Technical Capability Assessment

Appendix C: Equipment Schedule

APPENDIX A – Letter of Declaration on Compliance with One Tender Requirement for Holding Companies, Subsidiaries or Related Parties

To: Hong Kong-Shenzhen Innovation and Technology Park Limited (“HSITPL”)

Dear Sir / Madam,

“Two-Year Lifts Maintenance Services for Hong Kong-Shenzhen Innovation and Technology Park (Ref. no. FD-03-06-02(273))”

Letter of Declaration on Compliance with One Tender Requirement for Holding Companies, Subsidiaries or Related Parties

1. ***[I/We]**, the Tenderer, **[(name of the tenderer) of (address of the tenderer)]²**, refer to ***[my/our]** Tender for the Contract.
2. ***[I/We]** confirm that, before ***[I/we]** sign this letter, ***[I/we]** have read and fully understand this letter and the requirements set out in Part I of the Tender Documents Clause 4 I) (“**Clause 4 I)**”) on the restriction to Tenderer to submit one Tender only for holding companies, subsidiaries or related parties.
3. ***[I/We]** represent and warrant that in relation to the restriction that no Tenderer is permitted to submit more than one Tender for the Contract as set out in Clause 4 I):
 - (i) This Tender is the only Tender submitted by ***[me/us]**;
 - (ii) None of our holding company or subsidiary company has submitted a Tender for the Contract. The existence of a holding-subsidiary relationship shall be determined as set out in Clause 4 I); **[this is only applicable where the tenderer is a company]** and
 - (iii) None of our related parties, as more particularly defined in Clause 4 I), has submitted a Tender for the Contract.
4. ***[I/We]** shall indemnify and keep indemnified HSITPL against all losses, damages, costs or expenses arising out of or in relation to any breach of any of the representations and/or warranties above, including but not limited to damages for delay, costs and expenses of re-tendering and other costs incurred.

² Where the tenderer comprises two or more persons or companies acting in partnership, joint venture or otherwise, this part in square brackets should be expanded to include the respective names and addresses of such persons or as the case may be companies.

Signed for and on behalf of [name of the Tenderer] by [name and position of the signatory]³:

Name of Witness: _____

Signature of Witness: _____

Occupation: _____

* Delete as appropriate

³ Where the Tenderer comprises two or more persons or companies acting in partnership, joint venture or otherwise, all such persons or, as the case may be, companies, must sign. The signatory for each of such persons or companies shall be a person authorized to sign contracts on behalf of that person or, as the case may be, company.

APPENDIX B – Marking Scheme for Technical Capability Assessment

Attribute	Marking			Max.
A. Experience and job reference				
1	A company profile related to lifts maintenance services			15 points
		Number of years that the Tenderer is established for relevant business	Points to be awarded	
	Marking:	≥ 20 years	15 points	
		≥ 15 years	11 points	
		≥ 10 years	7 points	
≥ 5 years		3 points		
2	Relevant job references for previous experience in lifts maintenance services for projects of not less than 20 nos. of lifts.			15 points
		Number of reference case(s) of lifts maintenance services within five (5) years preceding the Tender Closing Date, or if it is extended, the extended Tender Closing Date.	Points to be awarded	
	Marking:	≥30 cases	15 points	
		20 cases	10 points	
		10 cases	5 points	
B. Maintenance plan				
1	Proposed maintenance plan			15 points
	Marking:	5 points for each of the below item provided		
	Criteria:	- Job reference for providing lift systems within five (5) years - Job reference for integration of lift systems with other systems - Job reference for proving capability to handle heavy engineering, obsolete parts replacement, and long-term asset management		
2	Sample of maintenance / repair report			15 points
		Provide template of maintenance / repair report	Points to be awarded	
	Marking:	Report template with example of filled information	15 points	
		Report template without example of filled information	10 points	
		Report content summary with title only	5 points	
C. Team qualification				
1	Certification / qualification of the company for lifts maintenance services			15 points
		Provide technicians list with relevant licenses / certifications	Point(s) to be awarded	
	Marking:	At least 10 on listed technicians with relevant licenses/ certifications	15 points	
		At least 6 on listed technicians with relevant licenses/ certifications	10 points	
		At least 4 on listed technicians with relevant licenses/ certifications	5 points	
2	Organizational chart and escalation structure with key team members and their roles in the service			10 points
	Marking:	Provide the organizational chart and escalation structure for HSITP	Point(s) to be awarded	
		Both organizational chart and escalation structure for HSITP submitted	10 points	
		Either organizational chart or escalation structure for HSITP submitted	5 points	
3	Certification / qualification of key team members			15 points

Attribute	Marking			Max.
	Marking:	Provide certification / qualification of key team members 5 points for each of the below item provided	Point(s) to be awarded	
		Registered Lift Engineer (RLE) under the Lifts and Escalators Ordinance (Cap. 618)	10 points	
		Registered Safety Officer (RSO) under the Factories and Industrial Undertakings (Safety Officers and Safety Supervisors) Regulations (Cap. 59Z)	5 points	

APPENDIX C – Equipment Schedule

Lifts

LIFT NO.	L8-1 ~ L8-2
TYPE	P18(1350)-CO150-9(10)
CAPACITY	1350 Kg (18 Persons)
SPEED	2.5 m/s
NUMBER OF STOPS	9 Stops
STOREY SERVED	B1 – G – 1 – 2 – 3 – 5 – 6 – 7 – 8
TRAVEL	42570 mm
CONTROL SYSTEM	SPACE-III / CV612
OPERATION SYSTEM	DCS Control Selective Collective Automatic Control with / without Attendant
DISABLE FACILITIES	Provided For Lift No. L8-2 Only
FIREMAN'S SWITCH	NIL
MAIN ROPE	Ø8 x 11(W) (2 : 1S)
MOTOR CAPACITY	20.0 kW
TYPE OF CAR SAFETY GEAR	HN7000
DOOR OPERATION	2-Panels Center Opening Automatic Sliding Door with Safety Shoes (Both Side) & Light Curtain
CAR INTERNAL SIZE	1700 (W) x 1800 (D) x 3000 (H) (Before Decoration) 1650 (W) x 1775 (D) x 2800 (H) (After Decoration)
POWER SUPPLY	Main 3 Phase 380V 80A 50Hz Aux 1 Phase 220V 20A 50Hz
DOOR ENTRANCE SIZE	1100 (W) x 2300 (H)

LIFT NO.	L8-3 ~ L8-4
TYPE	P18(1350)-CO150-8(8)
CAPACITY	1350 Kg (18 Persons)
SPEED	2.5 m/s
NUMBER OF STOPS	8 Stops
STOREY SERVED	G – 1 – 2 – 3 – 5 – 6 – 7 – 8
TRAVEL	34750 mm
CONTROL SYSTEM	SPACE-III / CV612
OPERATION SYSTEM	DCS Control Selective Collective Automatic Control with / without Attendant
DISABLE FACILITIES	NIL
FIREMAN'S SWITCH	NIL
MAIN ROPE	Ø8 x 11(W) (2 : 1S)
MOTOR CAPACITY	20.0 kW
TYPE OF CAR SAFETY GEAR	HN7000
DOOR OPERATION	2-Panels Center Opening Automatic Sliding Door with Safety Shoes (Both Side) & Light Curtain
CAR INTERNAL SIZE	1700 (W) x 1800 (D) x 3000 (H) (Before Decoration) 1650 (W) x 1775 (D) x 2800 (H) (After Decoration)
POWER SUPPLY	Main 3 Phase 380V 80A 50Hz Aux 1 Phase 220V 20A 50Hz
DOOR ENTRANCE SIZE	1100 (W) x 2300 (H)

LIFT NO.	L8-5
TYPE	P9(680)-CO96-8(8)
CAPACITY	680 Kg (9 Persons)
SPEED	1.6 m/s
NUMBER OF STOPS	8 Stops
STOREY SERVED	G – 1 – 2 – 3 – 5 – 6 – 7 – 8
TRAVEL	34750 mm
CONTROL SYSTEM	SPACE-III / CV612
OPERATION SYSTEM	Simplex Selective Collective Automatic Control with / without Attendant
DISABLE FACILITIES	NIL
FIREMAN'S SWITCH	Provided
MAIN ROPE	Ø8 x 7(W) (2 : 1S)
MOTOR CAPACITY	6.1 kW
TYPE OF CAR SAFETY GEAR	HN2500C
DOOR OPERATION	2-Panels Center Opening Automatic Sliding Door with Safety Shoes (Both Side) & Light Curtain
CAR INTERNAL SIZE	1150 (W) x 1500 (D) x 2750 (H) (Before Decoration) 1100 (W) x 1475 (D) x 2500 (H) (After Decoration)
POWER SUPPLY	Main 3 Phase 380V 50A 50Hz Aux 1 Phase 220V 20A 50Hz
DOOR ENTRANCE SIZE	800 (W) x 2300 (H)

LIFT NO.	L8-6
TYPE	P9(680)-CO96-9(10)
CAPACITY	680 Kg (9 Persons)
SPEED	1.6 m/s
NUMBER OF STOPS	9 Stops
STOREY SERVED	B1 – G – 1 – 2 – 3 – 5 – 6 – 7 – 8
TRAVEL	42570 mm
CONTROL SYSTEM	SPACE-III / CV612
OPERATION SYSTEM	Simplex Selective Collective Automatic Control with / without Attendant
DISABLE FACILITIES	NIL
FIREMAN'S SWITCH	Provided
MAIN ROPE	Ø8 x 7(W) (2 : 1S)
MOTOR CAPACITY	6.1 kW
TYPE OF CAR SAFETY GEAR	HN2500C
DOOR OPERATION	2-Panels Center Opening Automatic Sliding Door with Safety Shoes (Both Side) & Light Curtain
CAR INTERNAL SIZE	1150 (W) x 1500 (D) x 2750 (H) (Before Decoration) 1100 (W) x 1475 (D) x 2500 (H) (After Decoration)
POWER SUPPLY	Main 3 Phase 380V 50A 50Hz Aux 1 Phase 220V 20A 50Hz
DOOR ENTRANCE SIZE	800 (W) x 2300 (H)

LIFT NO.	L8-7
TYPE	P33(2500)-4PCO60-10(10)
CAPACITY	2500 Kg (33 Persons)
SPEED	1.0 m/s
NUMBER OF STOPS	10 Stops
STOREY SERVED	B1 – G – 1 – 2 – 3 – 5 – 6 – 7 – 8 – R
TRAVEL	47950 mm
CONTROL SYSTEM	JOYMORE
OPERATION SYSTEM	Simplex Selective Collective Automatic Control with / without Attendant
DISABLE FACILITIES	NIL
FIREMAN'S SWITCH	NIL
MAIN ROPE	Ø12 x 8 (2 : 1)
MOTOR CAPACITY	16.8 kW
TYPE OF CAR SAFETY GEAR	QJB2500
DOOR OPERATION	4-Panels Center Opening Automatic Sliding Door with Safety Shoes (Both Side) & Light Curtain
CAR INTERNAL SIZE	2100 (W) x 2300 (D) x 2900 (H) (Before Decoration) 2050 (W) x 2275 (D) x 2800 (H) (After Decoration)
POWER SUPPLY	Main 3 Phase 380V 63A 50Hz Aux 1 Phase 220V 20A 50Hz
DOOR ENTRANCE SIZE	1800 (W) x 2600 (H)

LIFT NO.	L9-1 ~ L9-2
TYPE	P18(1350)-CO150-9(10)
CAPACITY	1350 Kg (18 Persons)
SPEED	2.5 m/s
NUMBER OF STOPS	9 Stops
STOREY SERVED	B1 – G – 1 – 2 – 3 – 5 – 6 – 7 – 8
TRAVEL	42570 mm
CONTROL SYSTEM	SPACE-III / CV612
OPERATION SYSTEM	DCS Control Selective Collective Automatic Control
DISABLE FACILITIES	Provided For Lift No. L9-2 Only
FIREMAN'S SWITCH	NIL
MAIN ROPE	Ø8 x 11(W) (2 : 1S)
MOTOR CAPACITY	20.0 kW
TYPE OF CAR SAFETY GEAR	HN7000
DOOR OPERATION	2-Panels Center Opening Automatic Sliding Door with Safety Shoes (Both Side) & Light Curtain
CAR INTERNAL SIZE	1700 (W) x 1800 (D) x 3000 (H) (Before Decoration) 1650 (W) x 1775 (D) x 2800 (H) (After Decoration)
POWER SUPPLY	Main 3 Phase 380V 80A 50Hz Aux 1 Phase 220V 20A 50Hz
DOOR ENTRANCE SIZE	1100 (W) x 2300 (H)

LIFT NO.	L9-3 ~ L9-4
TYPE	P18(1350)-CO150-8(8)
CAPACITY	1350 Kg (18 Persons)
SPEED	2.5 m/s
NUMBER OF STOPS	8 Stops
STOREY SERVED	G – 1 – 2 – 3 – 5 – 6 – 7 – 8
TRAVEL	34750 mm
CONTROL SYSTEM	SPACE-III / CV612
OPERATION SYSTEM	DCS Control Selective Collective Automatic Control
DISABLE FACILITIES	NIL
FIREMAN'S SWITCH	NIL
MAIN ROPE	Ø8 x 11(W) (2 : 1S)
MOTOR CAPACITY	20.0 kW
TYPE OF CAR SAFETY GEAR	HN7000
DOOR OPERATION	2-Panels Center Opening Automatic Sliding Door with Safety Shoes (Both Side) & Light Curtain
CAR INTERNAL SIZE	1700 (W) x 1800 (D) x 3000 (H) (Before Decoration) 1650 (W) x 1775 (D) x 2800 (H) (After Decoration)
POWER SUPPLY	Main 3 Phase 380V 80A 50Hz Aux 1 Phase 220V 20A 50Hz
DOOR ENTRANCE SIZE	1100 (W) x 2300 (H)

LIFT NO.	L9-5
TYPE	P9(680)-CO96-10(10)
CAPACITY	680 Kg (9 Persons)
SPEED	1.6 m/s
NUMBER OF STOPS	10 Stops
STOREY SERVED	B1 – BM – G – 1 – 2 – 3 – 5 – 6 – 7 – 8
TRAVEL	42570 mm
CONTROL SYSTEM	SPACE-III / CV612
OPERATION SYSTEM	Simplex Selective Collective Automatic Control with / without Attendant
DISABLE FACILITIES	NIL
FIREMAN'S SWITCH	Provided
MAIN ROPE	Ø8 x 7(W) (2 : 1S)
MOTOR CAPACITY	6.1 kW
TYPE OF CAR SAFETY GEAR	HN2500C
DOOR OPERATION	2-Panels Center Opening Automatic Sliding Door with Safety Shoes (Both Side) & Light Curtain
CAR INTERNAL SIZE	1150 (W) x 1500 (D) x 2750 (H) (Before Decoration) 1100 (W) x 1475 (D) x 2500 (H) (After Decoration)
POWER SUPPLY	Main 3 Phase 380V 50A 50Hz Aux 1 Phase 220V 20A 50Hz
DOOR ENTRANCE SIZE	800 (W) x 2300 (H)

LIFT NO.	L9-6
TYPE	P9(680)-CO96-10(10)
CAPACITY	680 Kg (9 Persons)
SPEED	1.6 m/s
NUMBER OF STOPS	10 Stops
STOREY SERVED	B1 – BM – G – 1 – 2 – 3 – 5 – 6 – 7 – 8
TRAVEL	43020 mm
CONTROL SYSTEM	SPACE-III / CV612
OPERATION SYSTEM	Simplex Selective Collective Automatic Control with / without Attendant
DISABLE FACILITIES	NIL
FIREMAN'S SWITCH	Provided
MAIN ROPE	Ø8 x 7(W) (2 : 1S)
MOTOR CAPACITY	6.1 kW
TYPE OF CAR SAFETY GEAR	HN2500C
DOOR OPERATION	2-Panels Center Opening Automatic Sliding Door with Safety Shoes (Both Side) & Light Curtain
CAR INTERNAL SIZE	1150 (W) x 1500 (D) x 2750 (H) (Before Decoration) 1100 (W) x 1475 (D) x 2500 (H) (After Decoration)
POWER SUPPLY	Main 3 Phase 380V 50A 50Hz Aux 1 Phase 220V 20A 50Hz
DOOR ENTRANCE SIZE	800 (W) x 2300 (H)

LIFT NO.	L9-7
TYPE	PF33D2(2500)-4PCO/4PCO60-10F/1R(11)
CAPACITY	2500 Kg (33 Persons)
SPEED	1.0 m/s
NUMBER OF STOPS	Front Door : 10 Stops Rear Door : 1 Stop
STOREY SERVED	Front : B1 – BM – 1 – 2 – 3 – 5 – 6 – 7 – 8 – R Rear : G
TRAVEL	47950 mm
CONTROL SYSTEM	JOYMORE
OPERATION SYSTEM	Simplex Selective Collective Automatic Control with / without Attendant
DISABLE FACILITIES	NIL
FIREMAN'S SWITCH	NIL
MAIN ROPE	Ø12 x 8 (2 : 1)
MOTOR CAPACITY	16.8 kW
TYPE OF CAR SAFETY GEAR	QJB2500
DOOR OPERATION	4-Panels Center Opening Automatic Sliding Door with Safety Shoes (Both Side) & Light Curtain
CAR INTERNAL SIZE	2100 (W) x 2300 (D) x 2900 (H) (Before Decoration) 2050 (W) x 2300 (D) x 2800 (H) (After Decoration)
POWER SUPPLY	Main 3 Phase 380V 63A 50Hz Aux 1 Phase 220V 20A 50Hz
DOOR ENTRANCE SIZE	1800 (W) x 2600 (H)

LIFT NO.	L9-10
TYPE	P18D2(1350)-CO/CO60-2F/2R(3)
CAPACITY	1350 Kg (18 Persons)
SPEED	1.0 m/s
NUMBER OF STOPS	Front Door : 2 Stops Rear Door : 2 Stops
STOREY SERVED	Front : B1 – BM Rear : BM* – G
TRAVEL	7820 mm
CONTROL SYSTEM	SPACE-III / CV612
OPERATION SYSTEM	Simplex Selective Collective Automatic Control with / without Attendant
DISABLE FACILITIES	Provided
FIREMAN'S SWITCH	Provided
MAIN ROPE	Ø8 x 12(W) (2 : 1S)
MOTOR CAPACITY	8.0 kW
TYPE OF CAR SAFETY GEAR	HN7000
DOOR OPERATION	2-Panels Center Opening Automatic Sliding Door with Safety Shoes (Both Side) & Light Curtain
CAR INTERNAL SIZE	1500 (W) x 2000 (D) x 2750 (H) (Before Decoration) 1450 (W) x 2000 (D) x 2500 (H) (After Decoration)
POWER SUPPLY	Main 3 Phase 380V 50A 50Hz Aux 1 Phase 220V 20A 50Hz
DOOR ENTRANCE SIZE	1100 (W) x 2300 (H)

LIFT NO.	L11-1, L11-2
TYPE	P12(900)-CO60-6(6)
CAPACITY	900 Kg (12 Persons)
SPEED	1 m/s
NUMBER OF STOPS	6 Stops
STOREY SERVED	G – M – 1 – 2 – 3 – 5
TRAVEL	16460 mm
CONTROL SYSTEM	SPACE-III (CV612)
OPERATION SYSTEM	Duplex Selective Collective Automatic Control with / without Attendant
DISABLE FACILITIES	Provided For L11-1 Only
FIREMAN'S SWITCH	NIL
MAIN ROPE	Ø8 x 8(W) (2 : 1S)
MOTOR CAPACITY	5.1 kW
TYPE OF CAR SAFETY GEAR	HN2500C
DOOR OPERATION	2-Panels Center Opening Automatic Sliding Door with Safety Shoes (Both Side) & Light Curtain
CAR INTERNAL SIZE	1450 (W) x 1500 (D) x 2750 (H) (Before Decoration) 1400 (W) x 1475 (D) x 2550 (H) (After Decoration)
POWER SUPPLY	Main 3 Phase 380V 40A 50Hz Aux 1 Phase 220V 20A 50Hz
DOOR ENTRANCE SIZE	1000 (W) x 2300 (H)

LIFT NO.	L11-3
TYPE	P9D2(680)-CO/CO60-F7/R2(7)
CAPACITY	680 Kg (9 Persons)
SPEED	1 m/s
NUMBER OF STOPS	Front Door : 7 Stops Rear Door : 2 Stops
STOREY SERVED	Front Door : G – M – 1 – 2 – 3 – 5 – R Rear Door : G – M
TRAVEL	19785 mm
CONTROL SYSTEM	SPACE-III (CV612)
OPERATION SYSTEM	Simplex Selective Collective Automatic Control with / without Attendant
DISABLE FACILITIES	Provided
FIREMAN'S SWITCH	Provided
MAIN ROPE	Ø8 x 8(W) (2 : 1S)
MOTOR CAPACITY	3.8 kW
TYPE OF CAR SAFETY GEAR	HN2500C
DOOR OPERATION	2-Panels Center Opening Automatic Sliding Door with Safety Shoes (Both Side) & Light Curtain
CAR INTERNAL SIZE	1150 (W) x 1500 (D) x 2750 (H) (Before Decoration) 1100 (W) x 1500 (D) x 2550 (H) (After Decoration)
POWER SUPPLY	Main 3 Phase 380V 32A 50Hz Aux 1 Phase 220V 20A 50Hz
DOOR ENTRANCE SIZE	850 (W) x 2300 (H)

Multimedia Display

<u>Item</u>	<u>Material Description</u>	<u>Model</u>
1	Information Display System (IDS) for Lift Car Position	MDS-VM200-120-V5
2	Information Display System (IDS) for Lift Car Position	MDS-VM200-150-V

MDS-VM200-120-V

Network broadcasting multimedia system

12" LCD Display Panel Layout

Features

- * Slim and flexible
- * Easy to install
- * Able to present advertisement and marketing information
- * Display lift information (floor indication, lift status, emergency message)
- * Immediate update of rolling for urgent events
- * True color display
- * Support any video source (DVD, TV)
- * Split screen display mode
- * Accept external multimedia sources
- * Supports floor directory



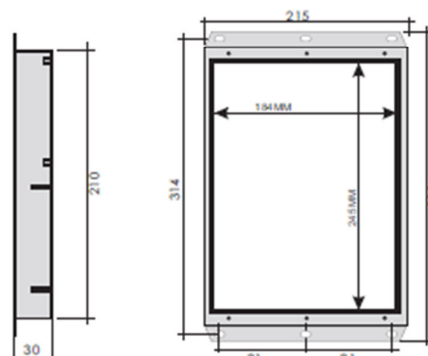
Specifications

Panel Grading	Grade A industrial TFT LCD panel
Panel Size<in.>	12
Optimum Resolution	1024 X 768
Display Color	24bit
Brightness-nits<cd/m>	400
Contrast Ratio	800:1
Pixel Pitch<mm>	0.24 X 0.24
Viewing Angle<L/R/U/D>	85 / 85 / 80 / 80
Connector<s>	HDMI Cable
Power	24V DC
Max Current	750mA
Operation Temperature	20° to 70° C
Communication Interface	RS-232
Display Size<mm>	184W X 245H

Specifications of Optical Video & Audio TX/RX

- * Support 1 simplex audio signal
- * 10 bit digital PCM encoding
- * Plug and Play
- * Compatible with NTSC, PAL
- * Standalone or Card Module
- * Support hot swappable
- * SC optical connector
- * Eliminate EMI, RFI and ground loop
- * Surface mount technology (SMT)
- * High sensitivity
- * Operation status indicated by LED indicators
- * Input / Output Impedance : 75 OHM
- * Video SNR : 65dB
- * Channel and Direction : 2 simplex
- * Bandwidth : 20Hz ~ 20KHz
- * Audio Input / Output : 600 , 10K or 47K OHM

Specification diagram

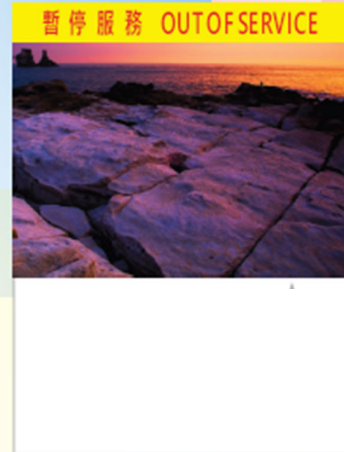


MDS-VM200-150-V Real time messages multimedia system

15" LCD Display Panel Layout

Features

- * Slim and flexible
- * Easy to install
- * Able to present advertisement and marketing information
- * Display lift information (floor indication, lift status, emergency message)
- * Immediate update of rolling for urgent events
- * True color display
- * Support any video source (DVD, TV)
- * Split screen display mode
- * Accept external multimedia sources
- * Supports floor directory



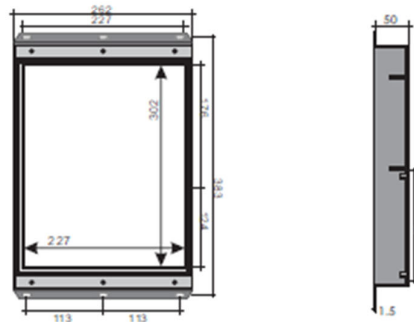
Specifications

Panel Grading	Grade A industrial TFT LCD panel
Panel Size<in.>	15"
Optimum Resolution	1280 X 768
Display Color	16, 2M
Brightness-nits<cd/m>	400
Contrast Ratio	700:1
Pixel Pitch<mm>	0.297 X 0.297
Viewing Angle<L/R/U/D>	80 / 80 / 60 / 80
Connector<s>	HDMI Cable
Power	24V DC
Max Current	750mA
Operation Temperature	-30° to 85° C
Communication Interface	RS-485
Display Size<mm>	302H X 227W

Specifications of Optical Video & Audio TX/RX

- * Support 1 simplex audio signal
- * 10 bit digital PCM encoding
- * Plug and Play
- * Compatible with NTSC, PAL
- * Standalone or Card Module
- * Support hot swappable
- * SC optical connector
- * Eliminate EMI, RFI and ground loop
- * Surface mount technology (SMT)
- * High sensitivity
- * Operation status indicated by LED indicators
- * Input / Output Impedance : 75 OHM
- * Video SNR : 65dB
- * Channel and Direction : 2 simplex
- * Bandwidth : 20Hz ~ 20KHz
- * Audio Input / Output : 600 , 10K or 47K OHM

Specification diagram



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