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BODY CORPORATE NEWS

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NBN SOLUTIONS

Article by Matthew Lycakis, Queensland Service Sales Manager

Whether we like it or not, the NBN is being rolled out at an unprecedented rate. What impact will this have on you? Once the NBN is rolled out, conventional lift phones will cease to operate in the event of a power failure. It is a mandatory legislative requirement to have an operating emergency phone installed in a lift. If an emergency lift phone is deemed to be inoperable or not compatible with the NBN network, in accordance to BCA (Building Code of Australia) the lift must be shut down until the phone is repaired or upgraded to NBN compatibility standards.

There are a variety of different options available on the market at present, which is dependent on the lift technology in situ and the system or interface offered by your incumbent lift service provider. These products can vary in price and functionality which has caused some confusion for Executive Committees and Strata Managers alike. I have provided some information below which summarises the different types of products available on the market. Caution should be used when choosing the correct product for your lift and building assets.

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for a professional clean**

1. Dual Sim or Single Sim Card 4G Auto Dial Units:

This system operates in a similar fashion to a mobile phone and uses the 4G network to dial out to an emergency response center. This unit is installed on top of the lift car and is also fitted with a backup battery which ensures uninterrupted service in the event of a blackout or power outage. This unit interfaces with existing lift phone located inside the lift car and requires little or no modification to function. The emergency phone button inside the lift will still allow a trapped passenger to communicate with emergency services or a call center where a technician will be dispatched to attend site.

Universal advice in relation to this offer is to request the dual sim card system which includes two SIM cards from two different separate telecommunication networks. Although the Dual SIM card option is not yet mandatory, advice from various industry experts suggests that Dual SIM Card Emergency Phones systems will become mandatory in the future. It is important that all Executive Committees are aware of this important information to prevent incurring additional costs in transitioning from a single to a dual SIM system in the future.

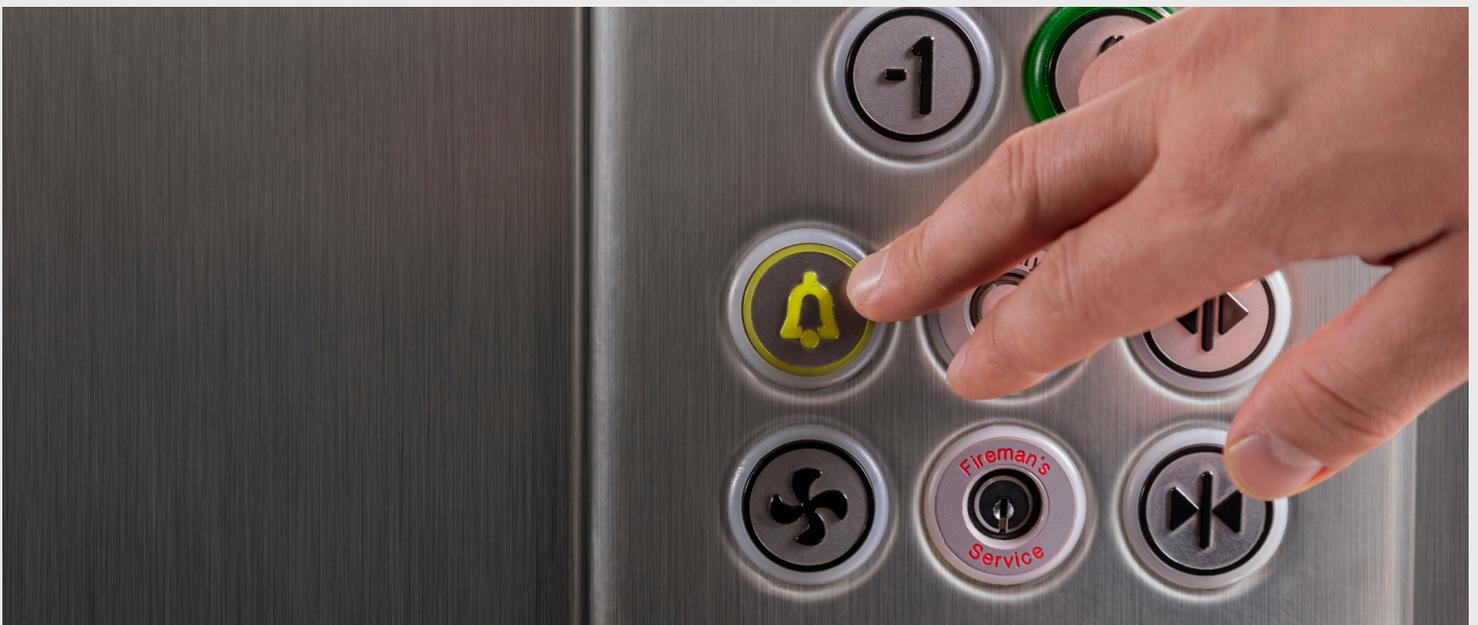
Furthermore, due diligence should be taken to ensure that your lift service provider does not use proprietary NBN solutions that can only be maintained by the installer of this equipment. Some service providers at present are only offering proprietary units which could result in additional costs in the event that a new maintenance provider is engaged to maintain your lifts in the future. Additional cost associated with engaging a new service provider could result in the installation of completely new phone systems. ThyssenKrupp Elevators are proud to offer Non-Proprietary NBN Units that any maintenance provider can maintain.

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2. VOIP.

VOIP is another alternate product that can be substituted for the conventional SIM card solution, however, this product has some limitations and does not easily interface with emergency phone systems. Another important consideration is that some VOIP providers offer long lock in contracts of 3, 5 or 7-year terms and can be considerably costly over the term of the contract when compared to the Dual Sim Card System.

Finally, the dual sim card unit is the only code compliant system which offers remote monitoring of the SIM card and back up battery voltage as well as incoming mains voltage via the activation of an alarm and SMS notifications. This system also forms part of the regular service regime which is checked and tested by your lift service provider each month. This system does not rely on any part of the NBN to ensure its operation.



4 SIGNS YOUR AIR-CONDITIONER MIGHT BE DUE FOR A PROFESSIONAL CLEAN

Article by *Ehlerth Electrical*

Cleaning the air-conditioner is important for maintaining good air quality in the office or home. Filters inside air-conditioners are designed to catch dust and sometimes other pollutants such as pollen and bacteria. If not cleaned regularly, they can clog up and collect moisture and even mould. This can be detrimental to both the occupants of the office or household and the efficiency of the unit. Generally, a professional service involves the removal and cleaning of the filters and a maintenance check or repair on the internal systems. All units are different and require a different method of cleaning, which is why it is important to book in a professional.

As some workplaces across Australia are preparing for a return to work and workplace health is our top priority, there is no better time to check up on the air-conditioner. If you notice any of the following 4 signs, then your unit is most likely due for a professional clean.

1. IT'S BEEN A LONG TIME COMING

Rule-of-thumb is that every 12 months the unit should have a professional clean. This generally occurs after the warmer months when the unit has been frequently used. If it has been longer than the recommended time there is a possibility the unit has clogged filters. This doesn't only impact the air quality, it also puts more strain on the air-conditioner. If this is the case for your workplace or home and to prevent this from happening in the future, it's time to organise a routine cleaning schedule.

2. DUST, DUST & MORE DUST

Dust develops as a build-up of things like dust mites, pollen and bacteria. If dust is left within the filters of the air-conditioner, it may be more hazardous for your health than you might expect. As there is commonly a lot of moisture around a unit, this can become a breeding ground for harmful bacteria or potentially mould. If these particles are circulating around the office it may lead to minor health issues, especially for those with allergies. Be sure to check the Queensland Government's factsheet on any potential health risks related to dust. A visual check for dust levels around the unit will help decide if you need to book in a clean sooner than the 12-month routine-check.





3. HEALTH CONCERNS

If staff or household members have had the following complaints associated with poor air quality from circulating contaminated air, then it is time for a thorough clean. Below is a list of common symptoms according to the Queensland Government.

- Asthma attacks and allergies such as hay fever
- Sore, dry eyes
- Flu-like symptoms or frequent colds
- Respiratory problems
- Headaches

When the filters inside your air-conditioner are due for a clean, the system has to work harder and it draws more power to push the air through the filters.

4. EFFICIENCY IS AT AN ALL-TIME LOW

A build-up of dust can lead to bad airflow, poor performance and reduced efficiency. You can monitor this if you notice a higher energy bill in comparison to previous quarters with similar system use or if you notice a performance decrease.

When the filters inside your air-conditioner are due for a clean, the system has to work harder and it draws more power to push the air through the filters.

A professional deep clean will make sure that there are no nasty particles or mould in your air-conditioning unit and also improve the energy efficiency of your system!