

# Securitex Tele-elevator-controller

E-levatex-8 Ver.1.04



## E-levatex-8

### Before

Currently, condominiums with elevators stopping at exclusive floor will have an intercom visitor call system, card access control system and unit internal intercom hand set. Installation of these system require laying of control cables throughout the building, from the lift lobby Visitor Call Panel (VCP) to every Resident's unit. Also communication and elevator's control cables from the Resident's unit intercom to the lift's motor room. Then comes the card access control system that brings the lift to the exclusive level and finally the system's programming cables from the access controller to the management office

### Now

At Securitex Electronic Systems Engineering, we fully understand the high cost of installing this kind of system and the tremendous amount of cabling involve. Furthermore, maintenance of this kind of system is very costly as any damage to even a small part of the cable will be a logistical nightmare, just to pinpoint the exact fault.

We have thus developed the tele-elevator-controller. The working principle is simple. The building will be installed with the state of the art telephony intercom system. This kind of telephony system dials directly to the resident's land line or mobile phone. When the visitor keys in the Residents code number example 801 (for unit 0801) at the telephony panel, the panel will dial the unit's 0801phone number. If the Resident wants to bring the guest to their unit, they will just have to key in the password given to them. Once the tele-elevator-controller receive the code, it will send a signal to the tele-elevator relay board and trigger the unit 0801 relay which will activate the lift to the first level to bring up the guest.

### **FAQ about the system**

Q: How can we know if our building is suitable to install this system?

Q: Our building already has a conventional/old intercom and is not working. Are we able to replace and use this system?

### **FAQ on the Telephony system**

Q: What is a Telephony intercom system?

Q: How does this system work?

Q: Does that mean we have to pay for the extra phone line at the entrance for the system?

Q: What is the cost incurred in using this system?

Q: Does that mean that all Residents must have a fixed-line phone in their unit?

Q: Can we receive the intercom calls if we are to transfer our call to another phone?

Q: Does that mean that we can even pick up the intercom incoming from overseas?

Q: Will there be any incurred IDD calls charged to the Building Management?

Q: Will the caller to my unit know my home phone number?

Q: What happens if the Resident is on the line and the visitor dials the unit?

Q: With the above understanding does that mean the Resident unit will not have the extra handset hanging on the wall?

Q: Does that mean we will be able to have as many extensions as possible?

Q: Will we be able to know whether the call is coming from the telephony system or the outside call since the call is dialled to the normal phone?

Q: Will we be able to have a video monitor in our units to screen the visitor?

### **FAQ on the Securitex Tele-Elevator-Control (E-levatex-8)**

Q: What is Securitex Tele-Elevator-Control (**E-levatex-8**)?

Q: What is so unique about this system?

Q: Does that mean there are no lift's buttons on the unit to call/activate the lift?

Q: Then how can the Resident activate the lift for the visitor?

Q: What happens if our estate elevator already has a card reader system to the exclusive floors, can we still have this system?

Q: Our existing estate is a very exclusive apartment and we have 4 units per floor, we will like to allow the lift to stop on the exclusive floor can **E-levatex-8** be used?

Q: Does that mean we have to hack and lay cable throughout the building?

Q: Since there are no cabling to be done does that mean we need not be at home when the system has been installed?

Q: Then where will the work be done for this integration?

Q: During the installation of the **E-levatex-8** can we still use our existing elevator normally.

Q: Do we need to engage the lift company to do this job?

Q: Will the lift company charge a fee for their visit?

Q: Who will pay or negotiate for the charges?

Q: Who will install the **E-levatex-8**?

Q: Who will interface the **E-levatex-8** to the elevator control?

Q: Do we need to get BCA approval in installing this system?

Q: Will we still be able to put the elevator in manual operation if the **E-levatex-8** fails?

Q: We understand that the **E-levatex-8** is controlled by our home telephone, as such can our neighbour or outsider activate the elevator to our floor without our consent?

Q: Since the **E-levatex-8** are installed on the PSTN line can someone just call into the **E-levatex-8** and tamper with the system?

Q: How can then the **E-levatex-8** dial to our unit telephone?

Q: Since the **E-levatex-8** are interfaced to the building telephony system, can we use the telephony keypad to enter the password to our exclusive floor relay to bring the lift to our floor?

Q: We are looking into having the **E-levatex-8** install in our building but we do not want to have the Telephony system installed in the lift lobby which have a sliding/swing glass door, can we install the Telephony system outside the lift lobby and still have the **E-levatex-8** to control the exclusive floor?

Q: How can this be possible?

Q: As you have mentioned once the **E-levatex-8** receive a correct password, it will release 2 relays. Does that mean anyone can walk into the lift lobby and take the lift to our floor?

Q: Does that also mean the security of the estate is compromised?

Q: After implementing the **E-levatex-8** on our elevator do you foresee any disruption and damage to the elevator?

Q: From the above FAQ it seems that the above implementation is very simple thus must be very cheap?

Q: But compare to the conventional system it should be cost effective?

Q: As you have mention the **E-levatex-8** must work with Telephony system, does that mean any kind of telephony system?

Q: With the above FAQ about the Telephony system and the **E-levatex-8**, does that mean the maintenance cost is very low?

Q: After reading the above FAQ, we are very interested to learn more about this system as such how can we go about to implement this system in our estate?

Q: Can the **E-levatex-8** be connected to a PC to record who actually trigger the elevator and for which floor?

Q: Can the **E-levatex-8** be install in office building elevator?

Q: We understand that your company involve in the CCTV system as well, as such is there a way that the **E-levatex-8** system be interface to the CCTV system?

#### **FAQ about the system**

Q: How can we know if our building is suitable to install this system?

A: Our trained Engineers will visit your location to inspect the lift and floor layout. He will then advise you accordingly.

Q: Our building already has a conventional/old intercom and is not working. Are we able to replace and use this system?

A: Yes, first of all you will need to replace the existing intercom system to a telephony system, only then can the system be implemented in your building.

#### **FAQ on the Telephony system**

Q: What is a Telephony intercom system?

A: Telephony intercom system is an intercommunication system between the lift lobby, gate/Carpark entrance to the Resident's unit in the same building via the Public Service Telephone Network (PSTN).

Q: How dose this system works?

A: This system uses the existing building telephone network to dial to the Resident's telephone or mobile phone.

Q: Does that mean we have to pay for the extra phone line at the entrance for the system?

A: Yes the building management will be required to subscribe a telephone line with the Telco provider, we will then put up the system.

Q: What is the cost incurred in using this system?

A: The cost is the normal telephone subscription and the outgoing phone call charges.

Q: Does that mean that all Residents must have a fixed-line phone in their unit?

A: Yes, but for Residents without a fixed-line phone, we need to know their mobile phone number as well.

Q: Can we receive the intercom calls if we are to transfer our call to another phone?

A: Yes, definitely.

Q: Does that mean that we can even pick up the intercom incoming from overseas?

A: Yes you can.

Q: Will there be any incurred IDD calls charged to the Building Management?

A: No, the system will still be programmed with the Resident's home number and he/she will provide a call transfer service to his/her mobile phone, it's that simple.

Q: Will the caller to my unit know my home phone number?

A: No, the caller will not know your home phone number as the number the visitor will press on the system keypad will be the unit CODE example 0801 for unit #0801.

Q: What happens if the Resident is on the line and the visitor dials the unit?

A: If the resident does not have a call waiting facility, the visitor will not be able to dial through.

Q: With the above understanding does that mean the Resident unit will not have the extra handset hanging on the wall?

A: Yes, no more extra handset as all incoming intercom signal will be diverted to the normal telephone.

Q: Does that mean we will be able to have as many extension as possible?

A: Yes, as long as your unit extension phones are link to the main line where the telephony system is to dial to, you can pick up all the call from any of the extension phones.

Q: Will we be able to know whether the call is coming from the telephony system or the outside call since the call are dial to the normal phone?

A: No you will not be able to differentiate, but some model of the telephony system can give out distinctive sound.

Q: Will we be able to have a video monitor in our units to screen the visitor?

A: No, currently no telephony system in the world can do this job, but we are able to customised this facilities for your building if there is a request and interest as we have done a couple of this kind of project in very exclusive condominium.

### **FAQ on the Securitex Tele-Elevator-Control (E-levatex-8)**

Q: What is Securitex Tele-Elevator-Control (**E-levatex-8**)?

A: **E-levatex-8** is designed and developed by Securitex Electronic Systems Engineering after almost 15 years of study on the trend the intercom market is shifting to and the security level we need for our elevator as almost 85% of Singaporean live in high rise building and the floors are serve by lift.

Q: What is so unique about this system?

A: This system uses the PSTN network to control the elevator to exclusive floor without running a single cable from the Resident's unit to the lift motor room.

Q: Does that mean there are no lift's button on the unit to call/activate the lift?

A: Yes, practically no button at all.

Q: Then how can the Resident activate the lift for the visitor?

A: Do you still remember the FAQ about the telephony systems, Once the visitor enters the unit code example 0801, the unit #0801 phone will ring, the Resident will then pick up the phone in the unit and communicate with the visitor. If the Resident will like to allow the visitor to come up to his unit/floor, he will input a security password on the telephone handset and the lift will activate for his floors only.

Q: What happens if our estate elevator already has a card reader system to the exclusive floors, can we still have this system?

A: Yes you can, as our **E-levatex-8** works independently from the elevator card access control system.

Q: Our existing estate is a very exclusive apartment and we have 4 units per floor, we will like to allow the lift to stop on the exclusive floor can **E-levatex-8** be used?

A: Yes, The **E-levatex-8** is specially designed to handle this kind of exclusive elevator retrofitting job.

Q: Does that mean we have to hack and lay cable throughout the building?

A: No. As **E-levatex-8** uses the PSTN network to control the elevator there are no cabling involve in your unit and between floors or floors to lift motor room. No ugly handset, no ugly lift button just your normal home telephone or your mobile phone.

Q: Since there are no cabling to be done does that mean we need not be at home when the system been installed?

A: Yes. During our integration of the **E-levatex-8** there will be no disruption to your routines, and absolutely no hacking and wiring works in your units.

Q: Then where will the work be done for this integration?

A: The **E-levatex-8** will be installed at the lift lobby together with the Telephony system. The rest of the installation will be between the first floor and the motor room.

Q: During the installation of the **E-levatex-8** can we still used our existing elevator normally.

A: Yes, The lift will not be shutdown during the **E-levatex-8** installation but there will be a short period of shutdown of the lift for a few hours to allow us to interface our **E-levatex-8** relay board to the lift relay board.

Q: Do we need to engage the lift company to do this job?

A: No. The management will just have to put us in contact with the lift company that manages their elevator and we will take care of the rest.

Q: Will the lift company charge a fee for their visit?

A: Depends, if they have to provide service like routing their lift relay contact to us or trace out some spare cable for us, then there will be a normal charge. In some cases if they need to

include our **E-levatex-8** line drawing into the building elevator drawing, than there will be a charge as well.

Q: Who will pay or negotiate for the charges?

A: Securitex's once in contact with the elevator company will negotiate on behalf of the owner of the building on the fees. The management will than pay for this charges. This will be a 1 time charge. Of course if just for standby of personnel than the management can tell the elevator company to provide this service FOC.

Q: Who will install the **E-levatex-8**?

A: We will install the **E-levatex-8**.

Q: Who will interface the **E-levatex-8** to the elevator control?

A: We will do the interfacing work but the elevator company will have to provide us the floor relay contacts.

Q: Do we need to get Building Control Division (BCA) approval in installing this system?

A: No. This system is the same as installing card access control system for your elevator.

Q: Will we still be able to put the elevator in manual operation if the **E-levatex-8** fails?

A: Yes absolutely. We will provide a bypass between our **E-levatex-8** and the elevator controller.

Q: We understand that the **E-levatex-8** is control by our home telephone, as such can our neighbour or outsider activate the elevator to our floor without our consent?

A: No its not possible as each home owner are given a security password. Unless this password is compromised there is no way some one can bring the elevator to your floor. Your elevator password is your key.

Q: Since the **E-levatex-8** is installed on the PSTN line can some one just call into the **E-levatex-8** and tamper with the system?

A: No, it's not possible as the **E-levatex-8** is a one way system, it does not allow dial in to control.

Q: How can then the **E-levatex-8** dials to our unit telephone?

A: No. The **E-levatex-8** does not dial to your unit, it's the telephony system and you send back a pre-coded password to the **E-levatex-8**.

Q: Since the **E-levatex-8** are interface to the building telephony system, can we use the telephony keypad to enter the password to our exclusive floor relay to bring the lift to our floor?

A: No. Not possible as we foresee some security breach in this function thus we have excluded this feature in our system. However if the management will like to have this feature included, we will look into it.

Q: We are looking into having the **E-levatex-8** install in our building but we do not want to have the Telephony system installed in the lift lobby which have a sliding/swing glass door, can we install the Telephony system outside the lift lobby and still have the **E-levatex-8** to control the exclusive floor?

A: Yes. As our **E-levatex-8** have a master door release relay that activate when the correct password is enter from the resident telephone handset keypad.

Q: How can this be possible?

A: We have programmed the **E-levatex-8** in such a way that when the **E-levatex-8** receive a correct password, it will release 2 relays (The **E-levatex-8** master door relay and the exclusive floor relay).

Q: As you have mentioned once the **E-levatex-8** receive a correct password, it will release 2 relays. Does that mean anyone can walk into the lift lobby and take the lift to our floor?

A: Yes, that's precisely, although they can access the lift lobby they can only go to the unit you authorised.

Q: Does that also mean the security of the estate is compromised?

A: No. As the visitors who call the unit is a guest to someone in the building. Thus if you example stays at #0801 and you release the lift from your unit, then that person can enter the lift lobby and then enter the lift to your floor only. Thus your security is in your own hand.

Q: After implementing the **E-levatex-8** on our elevator do you foresee any disruption and damage to the elevator?

A: No absolutely not. As the **E-levatex-8** only interface to the dry contact of the elevator floor relay provided to us by the elevator company, all the installation of the **E-levatex-8** to the building elevator will be made known to your elevator company in consultation with their engineers. Absolutely no work will be done to the lift's mechanism.

Q: From the above FAQ it seems that the above implementation is very simple thus must be very cheap?

A: Yes the implementation is very simple, however the system is not really cheap due to the enormous R&D cost incurred in developing it. The **E-levatex-8** is customized and will not be mass produce in any way. It's an exclusive system for an exclusive market.

Q: But compare to the conventional system it should be cost effective?

A: Yes definitely as the cost saving will mainly be on the Developer's side due to the saving of handsets in every units, intercom floor control decoder, power supplies, elevator button and most of all cabling up the whole building and of course not forgetting the logistical nightmare if the system are to be installed in the existing building where resident already move in and apartment fully renovated.

Q: As you have mention the **E-levatex-8** must work with Telephony system, does that mean any kind of telephony system?

A: No. Currently we only allow our **E-levatex-8** to be interface to either Enterphone Access or Trigon Tele-entry system purchase from us. However if your estate has other brand of telephony system in operation, we will send our Engineer to access the system before implementation of our **E-levatex-8** to your telephony system, but be prepared for some modification to your existing telephony system.

Q: With the above FAQ about the Telephony system and the **E-levatex-8**, does that mean the maintenance cost is very low?

A: Yes, as there are no other equipment to service and maintain other than the Telephony system, **E-levatex-8**, power supply and the **E-levatex-8** elevator relay controller.

Q: After reading the above FAQ, we are very interested to learn more about this system as such how can we go about to implement this system in our estate?

A: Please contact our Elevator Security Division at 67852171 or [sales@securitex.com.sg](mailto:sales@securitex.com.sg) or you can speak to the inventor of this system Mr David Tan at [davidtan@securitex.com.sg](mailto:davidtan@securitex.com.sg)

Q: Can the **E-levatex-8** be connected to a PC to record who actually trigger the elevator and for which floor?

A: No. The current **E-levatex-8** Ver.104 doesn't come with this feature, but if there is a demand we will look into this feature in our next R&D and develop a version that come with this feature.

Q: Can the **E-levatex-8** be install in office building elevator?

A: Yes, practically any kind of elevator.

Q: We understand that your company involve in the CCTV system as well, as such is there a way that the **E-levatex-8** system be interface to the CCTV system?

A: Yes. Please contact our engineering department for more detail on the integration.

Note:

As this system is a controlled system designed and manufactured by our company, at this point of time we do not work with any system integrator as such this system will be solely marketed by Securitex Electronic Systems Engineering and appointed system integrator only. This is to ensure the system quality and installation is keep to the highest level. We will be promoting and introducing this system directly to the developer, architects, building management and Management Corporation Strata Title (M.C.S.T) direct.

Thank you for your interest in this product

Mr. David Tan

Oil, gas, petrochemical and elevator controls division (S.E.A)

Securitex Electronic Systems Engineering

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