

Warranty

September 2026

This limited warranty applies to the commercial and industrial range of doors, shutters and grilles and related parts and services supplied by BX ARCO Australia Door Systems (“**BX ARCO**”).

BX ARCO prides itself on the quality of its products and services.

1. What is covered by this Warranty

1.1 Subject to the limitations and qualifications set out in clause 6, and subject to any extended warranty given:

- (a) **Components & workmanship:** BX ARCO warrants that the workmanship and components of doors, shutters and grilles other than surface coatings will be free from defects for **1 year** from the date of purchase from BX ARCO.
- (b) **Surface coatings:** BX ARCO warrants that surface coatings other than powder coating, wet paint and hot dip galvanising will be free from defects in workmanship and materials for **1 year** from the date of installation of the coated product.
- (c) **DecoWood® surface coating:** BX ARCO warrants that DecoWood® timber look surface coating will be free from defects in workmanship and materials for **3 years** from the date of installation of the coated product.
- (d) **Knotwood® surface coating:** BX ARCO warrants that Knotwood® timber look surface coatings will be free from defects in workmanship and materials for **3 years** from the date of installation of the coated product.
- (e) **RapidMAX® & RapidLift® doors:** BX ARCO warrants that the workmanship and components of RapidMAX® and RapidLift® doors will be free from defects for **1 year** from the date of commissioning by BX ARCO or 75,000 cycles of door operation, whichever first occurs.
- (f) **ShutterMAX® shutters:** BX ARCO warrants that the workmanship and components of ShutterMAX® shutters will be free from defects for **1 year** from the date of commissioning by BX ARCO or 60,000 cycles of door operation, whichever first occurs.
- (g) **PanelMAX® doors:** BX ARCO warrants that the workmanship and components of PanelMAX® doors will be free from defects for 1 year from the from the date of commissioning by BX ARCO or 30,000 cycles of door operation, whichever first occurs.
- (h) **ToughFlex® door curtain:** BX ARCO warrants that ToughFlex® door curtain will remain functional for **3 years** from the date of purchase from BX ARCO.
- (i) **Installation services:** BX ARCO warrants that installation services will be free from defects in workmanship and materials for **1 year** from the date of completion.

- (j) **Repair, service & warranty work:** BX ARCO warrants that repair, service and warranty work carried out by BX ARCO or an approved service partner will be free from defects in workmanship and materials for **3 months** from the date of completion.

2. Operating noises (information)

- 2.1 It is normal for doors and shutters, especially larger industrial doors and shutters, to produce operating noises including creaking when opened and closed due to the movement of components.
- 2.2 Regular cleaning and lubrication of components (including guides, roller wheels and bearer plates) is essential for minimising operating noises and **should only be carried out by BX ARCO or an approved service partner** to ensure the door or shutter is thoroughly serviced using only quality approved products.
- 2.3 Non-approved lubricants can impede door operation and accelerate wear by providing inadequate lubrication or promoting particulate accumulation.
- 2.4 To book a service, or if operating noises have become unusual, please visit www.bxids.com.au or contact us on 1800 976 444.

3. Curtain deflection (information)

- 3.1 In the closed position, access shutter curtains sag inward toward the centre, creating a gap between the curtain and the lintel. This deflection is an inherent characteristic of the flexible slat design and is more pronounced in large shutters.

4. Perforated slat rusting (information)

- 4.1 While the multi-hole design enhances ventilation and visual appeal, it compromises the galvanised protective layer of slats by exposing the underlying metal at each perforation. Over time, particularly in coastal or high-humidity environments, these exposed areas may become initiation points of deterioration. To help mitigate this risk, maintaining slat coatings is essential.

5. Curtain cleaning (information)

- 5.1 As set out below, this warranty does not cover corrosion or surface coating degradation due to causes or effects beyond the reasonable control of BX ARCO, including failure to remove grime, chemicals and atmospheric pollutants. To preserve finishes and limit build-up of compounds that may initiate corrosion, regular washing of the curtain of roller doors and shutters in accordance with BlueScope® [Technical Bulletin TB - 4](#) is recommended.

6. Limitations and qualifications

- 6.1 Subject to BX ARCO's obligations under applicable laws which cannot be excluded, modified or restricted:
- (a) BX ARCO's liability:
- (i) shall be limited at its option to one of the following:

- A. repair of defective products; or
- B. replacement of defective products with the same products; or
- C. replacement of defective products with equivalent products; or
- D. providing services again or rectifying services; or
- E. refunding the price of defective products or services.

(ii) shall not include or extend to:

- A. reimbursement of any expense or outlay (including any expense or outlay to remove, transport, repair or replace products) not incurred or made with the prior written consent of BX ARCO.
- B. injury to persons, damage to property, loss of income, profit or business (or any other indirect loss) arising from or caused in any way by its products or services.
- C. removal of goods or structures obstructing or preventing (in the opinion of BX ARCO) the repair or replacement of defective products or the provision or rectification of services.

(b) This warranty does not cover corrosion, denting, scratches, perforation, surface coating degradation, mechanical failure, structural failure or collapse wholly or partly due to causes, effects or events beyond the reasonable control of BX ARCO, including without limitation:

- (i) mechanical, chemical or other damage sustained during transport, handling, storage or installation by others.
- (ii) improper or defective installation by others.
- (iii) use of third-party accessories.
- (iv) installation within 800 metres of the sea or other body of water of equivalent or greater salt concentration.
- (v) installation within an unusually corrosive environment or an area subject to industrial fall out.
- (vi) attack from fumes, chemicals (including cleaning chemicals) or other agents (including sunscreen).
- (vii) contact with soil, ash, fertilizer or moisture retaining substances.
- (viii) liquid from copper flashings or pipes or green or wet timber/ply or treated timber.
- (ix) failure to remove grime, chemicals and atmospheric pollutants.
- (x) damage by persons, vehicles or animals.
- (xi) subsidence or foundation movement.

- (xii) deterioration of building elements.
- (xiii) gales, tornadoes, lightning, hail, earthquakes, fires, flood and other similarly extreme "acts of God".
- (xiv) wind load greater than the ultimate limit state capacity of a wind rated product.
- (xv) bushfire conditions beyond the rated protection of a product.
- (c) This warranty does not cover nor extend to:
 - (i) doors installed in a detached house or townhouse.
 - (ii) installation services supplied by approved or authorised distributors.
 - (iii) damage to products not notified to BX ARCO within 2 business days of:
 - A. collection or delivery; or
 - B. installation by BX ARCO.
 - (iv) deterioration in the condition of products occurring between collection or delivery and installation.
 - (v) inherent defects in steel or other materials used in the manufacturing process.
 - (vi) variation in the colour, appearance or grain of timber components.
 - (vii) cosmetic or functional deterioration due to:
 - A. wear and tear;
 - B. exposure to the elements; or
 - C. atmospheric pollutants, including salt spray.
 - (viii) discoloration or fading of surface coatings.
 - (ix) batteries, fuses or globes.
 - (x) damage to electrical or electronic components from:
 - A. electrical surge or brownout; or
 - B. exposure to liquid or moisture.
 - (xi) opener transmitter or receiver range.
 - (xii) sensitivity or limit switch adjustment.
 - (xiii) pitting, rust or corrosion:
 - A. notified outside the warranty periods provided in clause 1.1; or
 - B. present on multi-hole perforated slats.
 - (xiv) deflection of door curtain or shutter slats.
 - (xv) delamination of laminated safety glass.

- (xvi) operating noises.
- (xvii) micro-fracturing of paint surface imperceptible in daylight from a normal viewing position.
- (xviii) differences of appearance or defects in surface coatings not clearly discernible from a normal viewing position.
- (xix) rubbing or scuff marks imperceptible in daylight from a normal viewing position.
- (xx) customer requested surface coatings applied by others.
- (xxi) rubbed or scuffed surface coatings.
- (xxii) weakening or collapse of structures to which products are affixed.
- (xxiii) repair, reinstatement or replacement of:
 - A. building elements including timber, gyprock, masonry and render;
 - B. penetrations; and
 - C. painted surfaces.
- (xxiv) defects, damage or deterioration attributable to:
 - A. the operation of products known to be defective; or
 - B. failure to carry out preventative maintenance or adjustment.
- (d) This warranty:
 - (i) is invalidated by:
 - A. failure to have low cycle (less than ten (10) cycles per day) doors, shutters or grilles serviced by BX ARCO or an approved service partner at least once every six (6) months.
 - B. failure to have high cycle (greater than ten (10) cycles per day) doors, shutters or grilles serviced by BX ARCO or an approved service partner at least once every three (3) months.
 - C. the application of post paint treatments or systems (including rust treatments) other than to painted or stained surfaces.
 - D. use of a product for an application or purpose for which it is unsuited.
 - E. modification or alteration of products other than by BX ARCO.
 - (ii) is subject to:
 - A. payment having been made in full for products and services.
 - B. any claim being made within **1 month** of any defect becoming evident.

6.2 To the extent permitted by law, this warranty excludes all other warranties, conditions, offers, promises or assurances, whether express or implied.

7. Australian Consumer Law

7.1 Our goods and services come with guarantees that cannot be excluded under the Australian Consumer Law. For major failures with the service, you are entitled:

- to cancel your service contract with us; and
- to a refund for the unused portion, or to compensation for its reduced value.

You are also entitled to choose a refund or replacement for major failures with goods. If a failure with the goods or a service does not amount to a major failure, you are entitled to have the failure rectified in a reasonable time. If this is not done you are entitled to a refund for the goods and to cancel the contract for the service and obtain a refund of any unused portion. You are also entitled to be compensated for any other reasonably foreseeable loss or damage from a failure in the goods or service.

7.2 The benefits given by this warranty are in addition to rights and remedies available to a consumer under the Australian Consumer Law.

8. How to initiate a warranty claim

8.1 To initiate a claim under this warranty, contact our Queensland branch on 07 3484 0200 or our Western Australia branch on 08 6300 0100 or contact us on-line at www.bxarcoaustralia.com.au/contact/.

We regularly review our warranty terms and conditions. Any updates will be posted on our website warranty page. We reserve the right to modify these terms and conditions at any time without prior notice.