

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3783)

Head: (42) Electrical and Mechanical Services Department

Subhead (No. & title): Not specified

Programme: (2) Mechanical Installations Safety

Controlling Officer: Director of Electrical and Mechanical Services (POON Kwok-ying)

Director of Bureau: Secretary for Development

Question:

In 2019, the Government provided funding to launch the Lift Modernisation Subsidy Scheme (LIMSS) through the Urban Renewal Authority (URA). The first round of the LIMSS received a total of about 1 200 applications, involving about 5 000 lifts. The second round of the LIMSS was also rolled out in 2020, and a total of about 920 applications were received, involving an addition of about 3 200 lifts. As mentioned in the programme by the Electrical and Mechanical Services Department (EMSD), it would continue to provide support to the URA for implementation of the LIMSS. In this connection, please inform this Committee of the following:

1. In the two rounds of the LIMSS, how many cases of modernisation works have been completed? How many lifts were involved?
2. As the two rounds of the LIMSS involved the modernisation of more than 8 000 lifts, how many cases of modernisation works have not yet started or completed currently?
3. Please provide a breakdown by 18 districts of the number of applications for subsidies, as well as the number of cases of modernisation works that have not yet started, and those that are still in progress but not yet completed.
4. For the cases of modernisation works under the LIMSS that have not yet started or completed, please provide the reasons for the situations. What measures would the Government take to assist owners in completing the modernisation works?

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 71)

Reply:

Since 2019, the Government has allocated a total of about \$4.51 billion for implementing the Lift Modernisation Subsidy Scheme (LIMSS) to subsidise eligible owners of private residential or composite buildings to carry out lift modernisation works. The Government has commissioned the Urban Renewal Authority (URA) to administer the LIMSS. The two rounds of the LIMSS received a total of about 2 000 applications, involving about 8 200 lifts in total. As some applicants withdrew their applications or failed to provide the required

information that resulted in their applications not being considered, the final number of eligible applications was about 1 900, involving about 7 900 lifts in total. A risk-based approach was adopted to determine the priorities for granting subsidies to all eligible lifts in application.

As at March 2024, the URA has approved a total of 1 588 applications, involving 5 096 lifts in total. Given the greatly higher-than-estimated number of cases involving full replacement of lifts (instead of replacement of individual lift components only) and elderly owner-occupier applicants (where this kind of occupiers would receive higher subsidies) among the approved cases, the average amount of subsidy for each case will be higher than the original estimate. Therefore, we anticipate that the allocated funding for the LIMSS will only be able to subsidise not more than 5 200 aged lifts with higher risk for modernisation. In other words, it is currently estimated that about 2 700 lifts out of the eligible applications received may not be able to receive the relevant subsidies ultimately. Considering the current fiscal situation of the Government and the proper allocation of public resources, we will make the best use of the remaining funding to subsidise the modernisation works of as many lifts out of the eligible applications received as possible.

The above applications that may not be able to receive the relevant subsidies ultimately are considered a lower risk priority. Under the existing legislation, lifts must undergo periodic inspection and maintenance carried out by qualified persons. As long as these lifts are properly maintained, they can still operate safely.

The relevant information in response to the questions is provided as follows in the order they are asked:

1&2. Among the 5 096 lifts approved for subsidies, the modernisation works of 762 lifts were completed;

3. For the remaining, 1 352 lifts have either had their tendering processes completed or their modernisation works commenced, 2 982 lifts are currently at the stages of tender evaluation or preparation of tender documents. For the breakdown of the number of applications for subsidies and the relevant progress by 18 districts, please refer to the attached table.

4. Due to the influence of the COVID-19 epidemic in the initial implementation stage of the LIMSS, many building owners participating in the LIMSS were unable to hold owners' meetings to discuss and select contractors, and as a result, the progress of the works was hampered. During the time, the Electrical and Mechanical Services Department (EMSD) and the URA actively liaised with the owners concerned and provided them with necessary assistance. With the gradual resumption of normalcy in society after the epidemic, the relevant processes and works progress have continued to improve. The EMSD and the URA will continue to closely follow up on the progress and provide further assistance in a timely manner as necessary.

Table

| District | Number of eligible applications (Number of lifts involved) | Number of approved applications (Number of lifts involved) | Number of cases with modernisation works in preparation stage or commenced (Number of lifts involved) | Number of cases with modernisation works completed (Number of lifts involved) |
|---------------------|---|---|--|--|
| Central and Western | 164 (329) | 139 (272) | 109 (219) | 30 (53) |
| Wan Chai | 134 (232) | 115 (197) | 93 (158) | 22 (39) |
| Eastern | 170 (645) | 142 (427) | 115 (372) | 27 (55) |
| Southern | 38 (165) | 31 (88) | 29 (85) | 2 (3) |
| Yau Tsim Mong | 413 (840) | 380 (738) | 306 (604) | 74 (134) |
| Sham Shui Po | 252 (507) | 228 (434) | 156 (321) | 72 (113) |
| Kowloon City | 168 (514) | 141 (390) | 118 (332) | 23 (58) |
| Wong Tai Sin | 48(449) | 35 (259) | 26 (220) | 9 (39) |
| Kwun Tong | 80 (599) | 63 (390) | 48 (325) | 15 (65) |
| Kwai Tsing | 61 (401) | 49 (254) | 44 (228) | 5 (26) |
| Tsuen Wan | 58 (319) | 43 (187) | 33 (170) | 10 (17) |
| Tuen Mun | 77 (777) | 59 (484) | 42 (414) | 17 (70) |
| Yuen Long | 97 (451) | 82 (219) | 68 (186) | 14 (33) |
| North | 31 (416) | 19 (197) | 16 (171) | 3 (26) |
| Tai Po | 37 (303) | 25 (124) | 24 (123) | 1 (1) |
| Sha Tin | 37 (635) | 26 (351) | 23 (322) | 3 (29) |
| Sai Kung | 16 (306) | 5 (50) | 5 (50) | 0 (0) |
| Islands | 7 (37) | 6 (35) | 5 (34) | 1 (1) |
| Total: | 1 888 (7 925) | 1 588 (5 096) | 1 260 (4 334) | 328 (762) |

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