

**Report on the Contractors' Performance Rating for Registered Lift Contractors
(from December 2010 to November 2011)**

Contractors' Performance Rating (CPR) for Registered Lift Contractors

The purpose of the Contractors' Performance Rating (CPR) for Registered Lift Contractors is to quantify their performance in lift works in a standardized manner for the reference of the public. CPR can be a useful indicator to enable lift owners or their management agents to make an informed decision in selecting suitable lift contractors for performing lift maintenance work. CPR can also be a useful reference for the insurance industry. For further details, please refer to the introductory leaflet uploaded on the website:

(i) Chinese Version

http://www.emsd.gov.hk/emsd/c_download/pps/le/Lift_CPR_1103_Chinese.pdf

(ii) English Version

http://www.emsd.gov.hk/emsd/e_download/pps/le/Lift_CPR_1103_English.pdf

2. The CPR is not a provision under the Lifts and Escalators (Safety) Ordinance (the Ordinance), Chapter 327. It is one of the administrative means employed by the Electrical and Mechanical Services Department (EMSD) to supplement the legislative requirements of the Ordinance.

3. With a view to further enhancing the rating methodologies for the CPR scheme implemented in June 2009, the EMSD has, in collaboration with the trades, reviewed and revised the calculation method of the CPR scheme in February 2011.

4. This report summarizes the performance of the registered lift contractors under the CPR.

Warning Letters

5. In the following situations, EMSD will issue a warning letter to lift contractors:

- (i) whenever a total of 12 performance monitoring (PM) points or more for non-compliant items in any single lift inspection; or

- (ii) whenever an average PM point¹ exceeds over 4 PM points within a 12-month period.

6. The record of warning letters can be browsed from the following website:

http://www.emsd.gov.hk/emsd/e_download/pps/le/warning_letter_list.pdf

Lift Equipment Failure Record

7. Apart from warning letters, the records of incidents are also key indicators of the quality of lift maintenance attained by the contractors. There were 5 reported lift incidents related to equipment failure in the quarter from September to November 2011. The records of the lift incidents due to equipment failure can be browsed from the following website:

http://www.emsd.gov.hk/emsd/eng/pps/le_pub_rlir.shtml

Comments on Contractors' Performance with Warning Record

8. From December 2010 to November 2011, the EMSD issued 14 warning letters to 9 contractors and their performance are as follows:-

(i) Techfaith Engineering Limited (Techfaith)

1 warning letter was issued to Techfaith in November 2011, as the average PM Point exceeded over 4 PM points within a 12-month period. Techfaith had no lift incident related to equipment failure during the last 12 months.

(ii) Nikkin Lifts & Escalators Limited (Nikkin)

4 warning letters were issued to Nikkin in May, June and September 2011. Among these letters, 1 letter was issued to Nikkin, as they failed to maintain a relay of the braking system in good condition. The other 3 letters were issued subsequent to the PM inspection. Nikkin also involved in 2 lift incidents related to equipment failure during the last 12 months.

(iii) Hitachi Elevator Engineering Co. (HK) Ltd. (Hitachi)

1 warning letter was issued to Hitachi in June 2011 subsequent to the PM inspection. Hitachi had no lift incident related to equipment failure during the last 12 months.

¹ Average PM point is the cumulated PM points divided by the number of inspections.

(iv) Otis Elevator Company (HK) Limited (Otis)

1 warning letters was issued to Otis in May 2011 after Otis was convicted by the court. Otis also involved in 4 lift incidents related to equipment failure during the last 12 months.

(v) Chun Ming Elevator Co. Ltd. (Chun Ming Elevator)

1 warning letter was issued to Chun Ming Elevator in October 2011, as they failed to carry out periodic examination and testing of lifts within the statutory timeframe. Chun Ming Elevator had no lift incident related to equipment failure during the last 12 months.

(vi) Schindler Lifts (Hong Kong) Ltd. (Schindler)

2 warning letters were issued to Schindler in February and July 2011. Among these letters, 1 letter was issued to Schindler, as they failed to carry out periodic examination and testing of lifts within the statutory timeframe respectively. The other letter was issued, as they used a lift without a permit issued by the Director. Schindler also involved in 2 lift incidents related to equipment failure during the last 12 months.

(vii) Chun Ming Engineering Co. Ltd. (Chun Ming)

2 warning letters were issued to Chun Ming in June and October 2011, as they failed to carry out periodic examination and testing of lifts within the statutory timeframe. Chun Ming also involved in 1 lift incident related to equipment failure during the last 12 months.

(viii) Holake Hong Kong Lifts Ltd. (Holake)

1 warning letter was issued to Holake in February 2011, as they failed to carry out periodic examination and testing of lifts within the statutory timeframe. Holake also involved in 1 lift incident related to equipment failure during the last 12 months.

(ix) Fujitec (HK) Co. Ltd. (Fujitec)

1 warning letter was issued to Fujitec in June 2011, as they failed to carry out periodic examination and testing of lifts within the statutory timeframe. Fujitec had no lift incident related to equipment failure during the last 12 months.

PM Points for Other Contractors

9. PM points were also recorded for the following contractors:

- Anlev Elex Elevator Ltd.
- Chevalier (HK) Limited
- CKP Building Service Systems Ltd.
- Elevator Parts Engineering Company Limited
- Eugene Engineering Co. Limited
- Jekco Elevators Ltd.
- KONE Elevator (HK) Ltd.
- Lighthouse Elevator Engineering Limited
- Mitsubishi Elevator Hong Kong Company Limited
- Rich Mark Engineering Limited
- Ring Hing Engineering Services Co., Ltd.
- Shan On Engineering Company Limited
- Shineford Engineering Limited
- Sigma Elevator (HK) Ltd.
- The Express Lift Company Limited
- Toki Elevator Engineering Ltd.
- ThyssenKrupp Elevator (HK) Limited

Contractors with Full Marks

10. The following contractors performed diligently and received no PM points during EMSD inspections from December 2010 to November 2011:

- Antonfield Engineering Co., Ltd.
- Associated Engineers, Ltd.
- Association Electrical Engineering Limited
- Ben Fung Machineries & Engineering Ltd.
- Cheerwell Engineering Limited
- Hoi Fai Lift Engineering & Services Ltd.
- Hongkong International Terminals Limited
- Ryoden Lift Services Limited
- Sun Fai Engineering & Equipment Co., Ltd.
- Vertex Engineering Limited

EMSD

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