

**CONTROLLING OFFICER'S REPLY**

**(Question Serial No. 2308)**

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 (Alfred W H SIT)  
Director of Bureau: Secretary for Development

Question:

Under the Lift Modernisation Subsidy Scheme (LIMSS), the Urban Renewal Authority (URA) will assist successful eligible owners' corporations to pursue lift modernisation works by offering consultancy services and inviting tenders through its e-tendering platform. However, the URA indicated that the cost of lift modernisation may vary significantly depending on the design, conditions, and compatibility of components of individual lifts. Thus, unlike building rehabilitation works under the Operation Building Bright 2.0, the URA will not provide pre-tender estimations while the subsidy to be granted to owners' corporations will be determined solely based on the works information given by the consultants. Please advise this Committee whether there is any appeal mechanism to review disagreement of the owners' corporations or owners about the subsidy amount endorsed by the URA?

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 13)

Reply:

The Urban Renewal Authority (URA), serving as the Government's administrative agent for the Lift Modernisation Subsidy Scheme (LIMSS), will engage consultants to provide free services to participating buildings for pursuing lift modernisation works. The services include scope assessment, cost estimation, tender document preparation, tendering through the URA's e-tendering platform, assistance in tender evaluation, works supervision and contract management associated with the lift modernisation works. The cost estimation mentioned above will be given to participating buildings for budgeting purpose prior to tendering. In deciding the amount of subsidy to be disbursed, the URA will make reference to the value of tenders received and the cost estimation made by its consultants.

A committee comprising representatives from the Development Bureau, the Electrical and Mechanical Services Department and the URA has been set up to steer the implementation of the LIMSS, including dealing with appeal cases.

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