

**CONTROLLING OFFICER'S REPLY**

**DEVB(W)093**

**(Question Serial No. 1578)**

Head: (42) Electrical and Mechanical Services Department  
Subhead (No. & title): (700) General Non-recurrent Expenditure  
Programme: (2) Mechanical Installations Safety  
Controlling Officer: Director of Electrical and Mechanical Services (Alfred W H SIT)  
Director of Bureau: Secretary for Development

Question:

In last year's Policy Address, the Government proposed the launch of the Lift Modernisation Subsidy Scheme (LIMSS) with a provision of \$2.5 billion. The LIMSS will target at residential or composite buildings whose rateable values do not exceed the prescribed level, with additional subsidy for elderly owner-occupiers of eligible buildings, for modernising aged lifts not meeting the latest technological standards. In this connection, will the Government advise this Committee of the following:

1. What is the implementation schedule of the LIMSS?
2. Has the Government conducted an assessment on the number of residential or composite buildings which are to be subsidised in 2019-2020? If yes, what are the details? What is the age distribution of the target buildings?
3. What is the subsidy level of the LIMSS? What are the criteria for formulating such level?
4. Apart from resource support, will the Government consider providing other forms of support such as legal aid, professional consultancy services, etc.? If yes, what are the details? If no, what are the reasons?

Asked by: Hon LEUNG Mei-fun, Priscilla (LegCo internal reference no.: 26)

Reply:

1. The Government formally launched the \$2.5 billion Lift Modernisation Subsidy Scheme (LIMSS) in March 2019 with a view to facilitating modernisation of about 5000 aged lifts in six years starting from 2019-20 through provision of financial incentive with appropriate professional support to private building owners in need. Invitation for the first-round applications commenced on 29 March 2019 for closing on 31 July 2019.
2. We anticipate that about 600 aged lifts with higher priority will be subsidised under the LIMSS for modernisation in 2019-20 based on risk assessment. Information on the age of these 600 lifts and the number of buildings involved will only be available when we have finished processing the applications received.

3. By making reference to the prevailing market prices of the installation of relevant lift safety devices, the level of subsidy for lift modernisation works in eligible buildings are set as follows:
  - (a) subsidise 60% of the total cost of the lift modernisation works, subject to a total cap of \$500,000 per lift (which will also cover the fee of consultants self-engaged by building owners, subject to a cap of 20,000 per lift);
  - (b) for elderly owner-occupiers aged 60 or above, additional subsidy will be given to meet the cost that they need to contribute towards the lift modernisation works. For these cases, the overall subsidy per domestic unit shall be subject to a cap of \$50,000.
4. As the Government's administrative agent for the LIMSS, the Urban Renewal Authority (URA) will engage consultants to provide free services to participating buildings under the LIMSS. The services include scope assessment, cost estimation (for budgeting purpose), tender document preparation, tendering through the URA's e-tendering platform, assistance in tender evaluation, works supervision and contract management associated with lift modernisation works.

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