



LIFT & 電梯通訊 ESCALATOR NEWSLETTER

Feature Article

Digital Log-books for Lifts and Escalators

The Lifts and Escalators Ordinance (Cap.618) (the Ordinance) requires the responsible persons (RPs) for lifts/escalators to keep a log-book to record the works details in relation to their lifts/escalators. The requirement of keeping a log-book originated from the repealed Lifts and Escalators (Safety) Ordinance and the log-book has always been in paper format since 1987. With the rapid technological development in recent years, members of the public and the trade are getting more used to handling daily matters with digital tools, and digital technologies such as cloud technology and blockchain technology are becoming more popular. To make good use of the digital technologies to benefit the public and the trade, the Electrical and Mechanical Services Department (EMSD) is developing the Digital Log-books System for Lifts and Escalators with blockchain technology to replace the log-books in paper format.

Functions of the Digital Log-books

Through the mobile app of the Digital Log-books system, lift/escalator workers could upload the works details for lifts/escalators to the cloud system with ease. The EMSD, RPs and the registered lift/escalator contractors could download and view the previous and latest works record of the lifts/escalators anytime and anywhere through the mobile app or web portal of the system. Blockchain technology would be applied for storage of the log-book records, rendering the records tamper-resistant and ensuring the authenticity of the log-book content. Moreover, the Digital Log-books would remind users about important events,

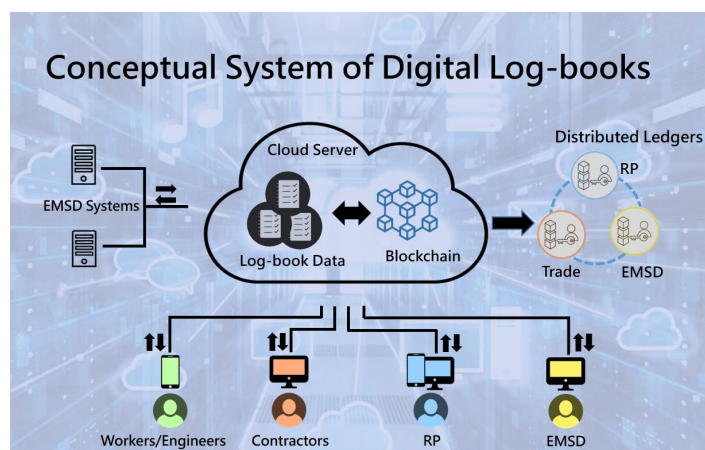
such as periodic examination and special maintenance, to avoid unnecessary delay. The system could also carry out data analysis on collected information to help various stakeholders better understand the performance and condition of the lifts/escalators. It would facilitate joint monitoring, smart regulation and effective collaboration, thereby enhancing the efficiency of management of lifts/escalators and the reliability of lift/escalator services. Following the development and application of the Digital Log-books, the EMSD would continually add new functions to the system to facilitate RPs in managing the lifts/escalators. To learn more about the concept of the Digital Log-books, please watch the following video:

<https://www.youtube.com/watch?v=HUd37TC6bC8>



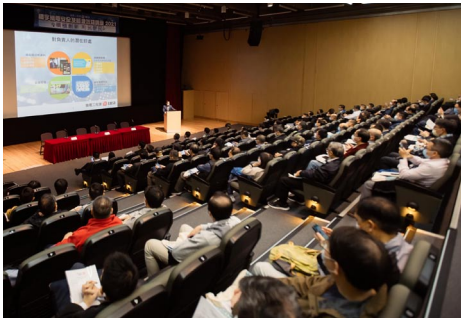
Advantages of the Digital Log-books

- Lift/escalator workers could obtain the necessary information for their work in real-time and submit work reports more efficiently. The workers' application of the latest technologies could also enhance their professional image and allow the trade to keep abreast of the times.
- Lift/escalator contractors could check the workers' performance in carrying out lift/escalator works, understand the time required for repair and maintenance works for lifts/escalator as well as optimizing the work schedule for better allocation of manpower and resources.
- The Digital Log-books could also help RPs to follow up the works on lifts/escalators and analyze the condition of the lifts/escalators so that they would be able to provide better facility management services.
- Data analysis of the lifts/escalators could also help the EMSD find out the characteristics of different lifts/escalators in order to better understand the situation of the trade and in turn formulate appropriate work guidelines and policies to facilitate trade development.



Development Progress of the Digital Log-books

In the consultation with various trade and RP organizations conducted by the EMSD, representatives of stakeholders welcomed the Digital Log-books initiative. The system development work for the Digital Log-books commenced in mid-2021, and the system is expected to be launched, in a free-of-charge basis, in late 2022. The EMSD would continue to maintain close liaison with the trade and the RPs to ensure that this innovative solution could benefit all stakeholders. ▶◀



A seminar held by the EMSD to introduce the Digital Log-books System

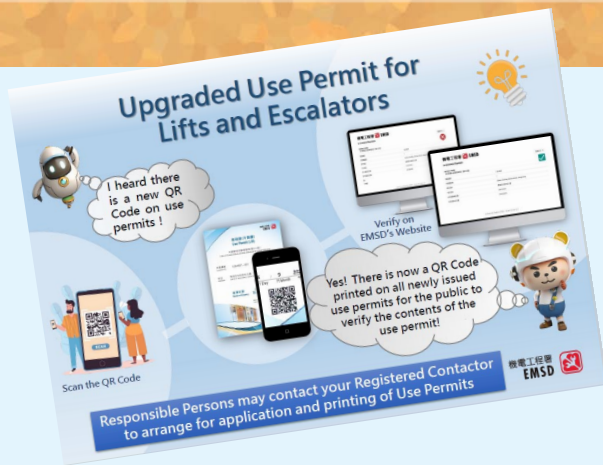


The EMSD held consultation meetings with the Building Services Operation and Maintenance Executives Society (top) and the Lift and Escalator Contractors Association (bottom).

News *-in-* Brief

Improve the Distribution Process of Use Permits for Lifts/Escalators

To promote smart city development in Hong Kong, the EMSD actively uses innovative technologies and introduces measures to facilitate the trade and improve regulatory efficiency. Starting from the third quarter of 2021, when contractors submit online forms LE5, LE11 and LE12, they may choose to receive the use permits for lifts/escalators by email. The EMSD will issue the use permits in PDF format to the contractors, and the contractors can print the use permits by themselves on the special printing paper distributed in advance. The contractors do not have to wait for the mails or visit the EMSD in person to obtain the use permits, thus saving time and cost. Responsible persons can contact the contractors to arrange for application and printing of use permits for lifts/escalators on their behalf. Besides, starting from 30 September 2021, the EMSD will also include a QR code on all newly issued use permits. Members of the public can scan the QR code by mobile devices to verify the information on the use permits. ▶◀



A Use permit with QR code



The above page will be displayed when scanning the QR code with a mobile device for verification of the information on the use permit

Mechanized Vehicle Parking Systems in the Car Park at Hoi Shing Road, Tsuen Wan



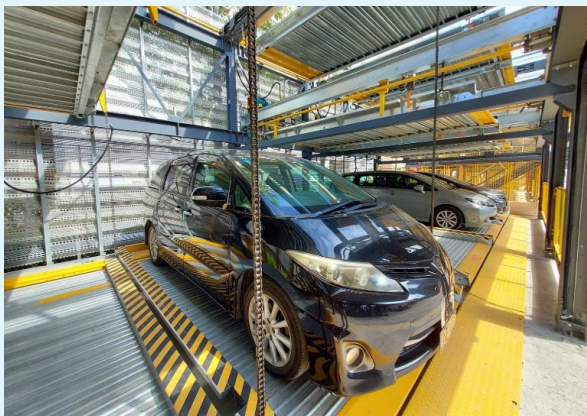
Overview of the car park at Hoi Shing Road, Tsuen Wan

Mechanized Vehicle Parking Systems (MVPS) can provide more parking spaces on the same floor area, thereby helping to resolve the shortage of parking spaces. According to the Lift & Escalators Ordinance, the MVPS is regarded as a kind of lift, and its design, construction and maintenance are subject to regulatory control.

The Transport Department is taking forward seven MVPS pilot projects to accumulate experience through the regulation, construction and operation of different types of MVPSs, with a view to promoting application in government and private car parks in the future. Among the pilot projects, the MVPS at a short-term tenancy car park at Hoi Shing Road, Tsuen Wan was the first to be completed. The car park has six sets

of puzzle-type MVPS, each of which has three tiers, and the MVPSs provide a total of 78 parking spaces. Compared with a traditional outdoor car park of the same size, the six sets of MVPS bring an increase of about 20% in the number of parking spaces.

Before an MVPS is approved for installation, the EMSD will review its design and specify the safety requirements based on the configuration and application of the system. Take the MVPS mentioned above as an example, since the system is installed outdoors, windshields are required to be installed to ensure that the vehicles parked in the MVPS are protected from strong wind.



An MVPS in the car park at Hoi Shing Road, Tsuen Wan



An MVPS with windshields installed

The MVPSs at Hoi Shing Road, Tsuen Wan were examined and issued with use permits in November 2021, and they were opened for public use in the same month. For the next MVPS pilot project of the Transport Department, a short-term tenancy car park at Pak Shek Kok, Tai Po has been chosen as the site, providing no less than 50 parking spaces and expected to be put into service by the end of 2022. ➡

New Arrangements for Improving the Monitoring of Maintenance and Examination Work

Periodic maintenance and examination of lifts/escalators are essential to ensure the safe and smooth operation of lifts/escalators. To strengthen the monitoring of the quality of maintenance and examination works, the EMSD has implemented the following new arrangements:

- For planned cases where the same team of workers are required to conduct maintenance works for more than six lifts/escalators in one day, the contractor is required to report the maintenance works schedule to the EMSD thirty days to seven days before the commencement of the maintenance works. For emergency cases where the same team of workers has to conduct maintenance works for more than six lifts/escalators within one day, the contractor is required to notify the EMSD within seven days after the date of the works. For details, please refer to Circular No. 7/2021. https://www.emsd.gov.hk/filemanager/tc/content_806/7_2021.pdf (Chinese version only)
- When carrying out periodic maintenance works for lifts/escalators, workers are required to take photos of the conditions of critical components of the lifts/escalators and keep the relevant photos as records for a period of not less than two years. For details, please refer to Circular No. 8/2021. https://www.emsd.gov.hk/filemanager/tc/content_806/8_2021.pdf (Chinese version only)
- During all periodic examinations of traction lifts/hydraulic lifts/escalators, registered lift/escalator engineers are required to take photos of the conditions of critical components and submit the photos on the e-platform of the EMSD within one month after completion of the examinations. For details, please refer to Circular No. 9/2021. https://www.emsd.gov.hk/filemanager/en/content_806/9_2021.pdf



The Fifth Term of the Lift and Escalator Safety Advisory Committee

The Lift and Escalator Safety Advisory Committee (LESAC) was established on 9 July 2013. Its main function is to advise the Director of Electrical and Mechanical Services on administrative and enforcement matters related to the Lifts and Escalators Ordinance (Cap. 618). The Secretary for Development has appointed the members of the latest term (i.e. the fifth term) of the LESAC, and all members will serve until 8 July 2023. The list of the members of the LESAC is as follows:

Membership Category	Name
Chairperson	Ir KO Chi-wai, Gary
Professional Bodies	Ir HO Sau-chiu
Lift and Escalator Trade	Mr KUOK Hoi-sang Mr LAU Chun-ming Mr LEE Ling-kit, Anka Mr TSE King-wa
Training Institutions	Mr THONG Wang-fai, William Mr LAI Ka-kui
Property and Facility Management Sector	Ms CHIU Chi-san, Angela Sr LEE Man-kwong Ms CHAN Nga-yan

Membership Category	Name
General Community	Dr KWOK Wing-yin Mr CHAN Wai-tung Ms CHAN Wing-yan Ms MAN Wing-po Mr LEUNG Chun-pong, Maverick
Official Members	[Representative of the Home Affairs Department] Ms Wong Yuek-ngo, Joey [Representative of the Electrical and Mechanical Services Department] Mr Poon Kwok-ying, Raymond, JP


Innovative Product – Touchless Lift Buttons

Innovative technology brings about new functions for lifts/escalators, thereby improving their operational efficiency and service quality. This article will introduce one of the innovative products applied in lifts - "touchless lift buttons".

Under the COVID-19 epidemic, avoidance of direct hand contact with public facilities can effectively reduce the risk of contracting and spreading the virus. In view of this, touchless lift buttons were introduced in the market to meet the need. Generally speaking, a touchless lift button is equipped with a sensing device which detects the corresponding position between a passenger's finger or hand and the lift button in order to send a control command to the lift. With such products, passengers can avoid direct contact with lift

button panels, which can eliminate the risk of being infected by touching the buttons and enhance the effectiveness of combating the epidemic.

The EMSD encourages responsible persons to use innovative products such as touchless lift buttons to enhance the service quality of lifts/escalators. To ensure that the innovative products are compatible with the lifts/escalators, the EMSD has consulted registered lift/escalator contractors and formulated relevant procedures for the introduction of such products. For details, please refer to Circular No. 6/2021.

https://www.emsd.gov.hk/filemanager/en/content_806/6_2021.pdf 



Different designs of "touchless lift buttons"

Recent Prosecution Cases

Over the past year, the EMSD issued a total of 35 summonses to initiate prosecution against 12 persons/companies suspected of contravening the Ordinance. Among those cases, the prosecution procedures of 16 cases have been completed. Below are some of the completed cases:

Case 1


In October 2020, the EMSD conducted an inspection at a building in Kwai Chung and found that the registered lift engineer responsible for the periodic examination of the lifts in the building concerned has not carried out the periodic examination thoroughly. The EMSD initiated prosecution against the engineer involved (with a total of four summonses). The engineer was convicted and fined a total of HK\$11,000.

Case 2

In November 2020, the EMSD found that the RP

for the lifts in a building in Causeway Bay failed to ensure that examinations with load were conducted by a registered lift engineer at intervals not exceeding five years. The EMSD initiated prosecution against the RP involved (with a total of six summonses). Upon conviction of two offences, the RP was fined a total of HK\$12,000.

Case 3

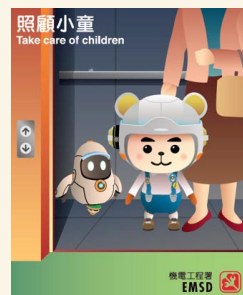
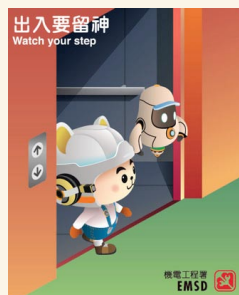
In January 2021, the EMSD found that the registered lift contractor responsible for the lift installation works of a development project in Chek Lap Kok failed to notify the EMSD of the works in the specified form not later than seven days before the works commencement day, as required by the Lifts and Escalators (General) Regulation. The EMSD initiated prosecution against the contractor involved (with a total of two summonses). Upon conviction of the two offences, the contractor was fined a total of HK\$6,000. 

News -in- Brief

“Witty Bear” and “KnowBot” Remind Us on How to Use Lifts Safely

Recently you may have noticed two cute mascots when travelling in lifts. They are the intelligent “Witty Bear” and the knowledgeable “KnowBot”, who are the mascots introduced by the EMSD in 2021 to promote knowledge on electrical and mechanical safety, energy conservation, environmental protection and innovative technology to the public in an interesting and lively way.

To further promote the safe use of lifts, the EMSD has designed stickers containing the mascots to promulgate messages on lift safety and distributed the stickers to responsible persons for lifts. The responsible persons can display the stickers in prominent positions to remind passengers of the points to note when using lifts, such as watching the steps when entering and exiting, taking care of children etc., in order to encourage the safe use of lifts. 🔄



Stickers with lift safety messages designed by the EMSD



Tips for Escalator Management

Paying daily attention to the tension of handrails and ensuring step synchronization help users feel easy.

Paying daily attention to the condition of comb teeth of escalators can avoid escalator incidents and save money.



Feedback

Your comments and suggestions, whether on editorial style or contents, are most welcome. Tell us how we can improve and make the Lift and Escalator Newsletter a truly informative and interesting publication for you. The Lift and Escalator Newsletter is available on our website at <http://www.emsd.gov.hk>.

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