

CONTROLLING OFFICER'S REPLY

DEVB(W)130

(Question Serial No. 3439)

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:

Regarding the supervision of the implementation of the Lift Modernisation Subsidy Scheme (LIMSS), will the Government advise this Committee:

1. of the current progress of the LIMSS;
2. whether the Government has assessed the effectiveness of the LIMSS; if yes, the details; if no, the reasons for that;
3. whether the Government has any plans to launch a new round of the LIMSS to meet the demand, given that the LIMSS has been closed for application for long and received an enthusiastic response from the public; if yes, the details; if no, the reasons for that?

Asked by: Hon LEUNG Hei, Edward (LegCo internal reference no.: 125)

Reply:

Since 2019, the Government has allocated a total of \$4.51 billion for launching 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 LIMSS invited two rounds of applications. A total of about 2 000 applications were received, involving about 8 200 lifts. As some applicants later withdrew their applications or failed to provide the required information resulting in their applications not being considered, the number of eligible applications was about 1 850, involving around 7 700 lifts as at February 2025. A risk-based approach has been adopted to determine the priorities for granting subsidies to all lifts of the eligible applications.

Our reply to the Honourable Member's question is as follows:

1. As at February 2025, the URA has granted “approval-in-principle” to the modernisation works of 5 708 lifts in total, among which the works of 1 672 lifts have been completed. The modernisation works of the remaining lifts are gradually proceeding and making good progress. It is anticipated that the modernisation works of the above 5 708 lifts will be substantially completed in 2028-29. The Steering Committee comprising representatives of the Development Bureau, the URA and the Electrical and Mechanical Services Department will continue to review the progress of the LIMSS regularly.
- 2-3. Given the greatly higher-than-estimated number of cases involving replacement of lifts (instead of replacement of individual components only) and elderly owner-occupier applicants (where this kind of owners would receive higher subsidies) among the approved cases, the average amount of subsidy granted for each case is higher than the estimate. Therefore, the LIMSS will eventually benefit the modernisation works of about 5 800 aged lifts of higher risk based on the current estimate. The LIMSS has been very effective, not only setting a positive example for the community, but also raising public awareness of lift safety. In general, lifts are safe for use irrespective of whether they are new or aged as long as there are proper regular examination and maintenance. Furthermore, considering the current fiscal situation of the Government and the principle of proper allocation of public resources, we have no plan to launch a new round of the LIMSS. Nonetheless, we will continue to review the progress of the LIMSS and make optimal use of the remaining funds, if confirmed to have any, to subsidise as many applicants on the waiting list as possible to carry out lift modernisation works. At the same time, we encourage building owners who have not benefited from the LIMSS to actively consider applying for other existing subsidy schemes that can cover lift modernisation works according to the actual needs of their buildings, so as to identify suitable solutions for them.

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