

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1357)

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:

It is mentioned in the Budget Speech that the Government will allocate \$1 billion to extend the Lift Modernisation Subsidy Scheme (LIMSS) to provide subsidies to property owners. In this regard, please inform this Committee of the following:

1. In terms of the subsidy model of the LIMSS, are the subsidy details of the extended phase the same as before? Please set out separately the maximum subsidy amount per lift and the percentage of the overall works costs it accounts for; and specify the subsidy amount or ratio that ordinary owners and eligible elderly owner-occupiers may receive respectively;
2. Regarding the implementation and expected effectiveness of the LIMSS, how many applications were received in previous rounds of the LIMSS, and what was the total number of lifts involved? In view of this extended LIMSS, has the Government projected the number of applications to be received, and the number of owners to be assisted in improving lift safety of their buildings?
3. Through which specific channels will the Government disseminate details of the LIMSS to the public (particularly elderly unfamiliar with online information), and by which means can the public submit applications? Will there be special support or outreach services provided to assist the elderly in handling their applications?

Asked by: Hon CHENG Wing-shun (LegCo internal reference no.: 12)

Reply:

1. & 2. In 2018, the Government, in partnership with the Urban Renewal Authority (URA), launched the Lift Modernisation Subsidy Scheme (LIMSS), with the aim to assist eligible residential and composite buildings in retrofitting aged lifts with modern safety devices or to replace the entire lifts, thereby enhancing the safety standards of aged lifts. The LIMSS was allocated \$4.51 billion, and 2 rounds of applications were invited between 2018 and 2019 with a total of approximately 2 000 eligible applications (involving about 8 000 lifts) received. Subsequently, some applicants (involving about 590 lifts) chose to withdraw from the LIMSS,

bringing the overall number of eligible applications down to 1 808 (involving 7 406 lifts).

In terms of progress, as at December 2025, the URA issued “Approval-in-Principle” Letters (including those with modernisation completed) to 1 687 cases (involving 6 051 lifts), involving an estimated total amount of approximately \$4.43 billion. Among these, the works for 2 263 lifts were completed; 2 206 are in progress; and 1 582 are under planning. It is anticipated that the works in progress or under planning will be completed by 2028-29.

According to our latest estimate, the \$4.51 billion allocation for the LIMSS is only sufficient to cover the modernisation works for around 6 200 lifts, which means that some 1 200 lifts (involving about 120 applications) currently on the waiting list with lower priority will not be benefitted. To address this, the Government will allocate an additional \$1 billion to deal with the remaining cases. As we are not launching a new round of the LIMSS, the applicants concerned are not required to submit new applications separately. The subsidy model and eligibility criteria remain unchanged and are summarised below:

- (i) The LIMSS focuses on aged lifts that are not equipped with modern safety devices, whose priorities are set based on risk assessments. The participating building shall meet the following criteria:
 - (a) The building is a private residential or composite building;
 - (b) The average rateable value of the residential unit shall not exceed \$162,000 per year for buildings located in urban areas (including Sha Tin, Kwai Tsing and Tsuen Wan Districts) and \$124,000 per year for buildings located in the New Territories (the entire New Territories excluding Sha Tin, Kwai Tsing and Tsuen Wan Districts); and
 - (c) The lift(s) concerned lack any 1 of the following 4 modern safety devices:
 - Double braking system
 - Unintended car movement protection device
 - Ascending car overspeed protection device
 - Car door lock and door safety edge
- (ii) Scope and Amount of Subsidy:
 - (a) The subsidy amount per lift is 60% of the costs of the modernisation works (including consultancy fees) and capped at \$500,000. The URA will provide free consultancy services but if applicants engage their own consultant, the subsidy for the consultancy fees per lift is capped at \$20,000;
 - (b) Elderly owner-occupiers of buildings with applications approved may receive an additional subsidy of \$50,000 per residential unit. This subsidy does not require any asset or income means test.

For example, in a typical subsidised housing estate, each building consists of about 30 floors, with approximately 6 to 8 units per floor and no more than 3 lifts per building. Under the LIMSS, the costs of the works shared by each residential unit are generally less than \$50,000. As for elderly owner-occupiers of the

buildings, since they are eligible for an additional subsidy of up to \$50,000, they do not have to pay for any costs of the works ultimately.

3. As stated above, since the additional \$1 billion allocated to the LIMSS is used for handling some 1 200 lifts on the waiting list with lower priority, rather than launching a new round of the LIMSS, there is no need to promote the LIMSS again to attract new applications.

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