

CONTROLLING OFFICER'S REPLY

DEVB(W)098

(Question Serial No. 0352)

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:

According to paragraph 235 of the Budget Speech, the Government will allocate \$1 billion to extend the Lift Modernisation Subsidy Scheme. Will the Government advise this Committee of:

1. the list of participating buildings in the past 2 rounds of applications, broken down by 18 districts across the territory;
2. the respective expenditure incurred for the participating buildings in the past 2 rounds of applications;
3. the buildings currently on the waiting list and the quantity;
4. whether prefabricated components have been used in lift construction to reduce project costs; and
5. whether there is scope for shortening the lift construction time?

Asked by: Hon FONG Kwok-shan, Christine (LegCo internal reference no.: 17)

Reply:

- 1.-3. 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). Their distribution (by 18 districts) is as follows:

District	Number of applications approved or pending approval	Number of lifts involved
Central and Western	156	318
Wan Chai	138	239
Eastern	155	611
Southern	37	163
Yau Tsim Mong	398	811
Sham Shui Po	241	477
Kowloon City	156	488
Wong Tai Sin	46	442
Kwun Tong	79	593
Kwai Tsing	60	396
Tsuen Wan	58	319
Tuen Mun	72	690
Yuen Long	94	357
North	28	379
Tai Po	35	261
Sha Tin	36	592
Sai Kung	14	260
Islands	5	10
Total	1 808	7 406

As for the names of the relevant housing estates or buildings, we are unable to disclose the information due to privacy concerns.

As at December 2025, 1 687 cases (involving 6 051 lifts) were granted an “Approval-in-Principle” Letter (including those with modernisation completed), involving an estimated total amount of approximately \$4.43 billion. 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.

4.-5. Currently, the use of prefabricated components has become a common practice in the lift industry to minimise on-site construction processes, thereby lowering project costs and shortening the construction period. For example, traction machines, brake components and control panels are pre-assembled. However, as lift installation involves the assembly of a number of different systems or components, and coupled with the fact that spatial, structural and environmental constraints vary among buildings, certain lift components and systems still require on-site assembly.

Based on our experience, upon receipt of the “Approval-in-Principle” Letter, applicants still need time to convene owners’ corporation meetings to seek a consensus among the

owners on the details of the modernisation works, including the modernisation plan, construction requirements and arrangements, preparation of tender documents, tendering and tender evaluation matters, and selection of suitable contractors. To expedite the implementation of the LIMSS, the URA has engaged independent consultants to provide applicants with free consultancy services on the above matters, with a view to compressing the time taken to complete the preliminary work for the above modernisation works to within 1 year. Once the works contract is awarded, if the replacement of an entire lift is involved, the contractor will need about 6 months for design and procurement, while the installation of a lift will take an average of 4 to 5 months, depending on site constraints. As the lifts in a building are usually replaced in batches, the overall construction period will take about 14 to 16 months. Since the modernisation works involve multiple stages and it is also necessary to accommodate the owners' needs, the scope for shortening the timeframe is limited.

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