

**CONTROLLING OFFICER'S REPLY**

**(Question Serial No. 3652)**

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:

In paragraph 235 of the Budget Speech, it is stated that the Development Bureau is conducting a comprehensive review of the Operation Building Bright 2.0, and will draw up a new subsidy scheme for which a sum of \$3 billion has been earmarked; at the same time \$1 billion will be allocated to extend the Lift Modernisation Subsidy Scheme (LIMSS) to provide subsidies to property owners. In this regard, will the Government inform this Committee of:

- (1) whether the Government has compiled statistics on the number of pending or approved applications that can be processed with the additional \$1 billion allocation to the LIMSS, and the number of lifts involved;
- (2) a breakdown of the number of lifts with modernisation works completed since the launch of the LIMSS by year; the number of withdrawal cases due to owners' failure to reach a consensus or their completion of the modernisation works on their own; and whether the Government has assessed the potential risks to the overall lift safety posed by these withdrawn applications?

Asked by: Hon KOON Ho-ming, Peter Douglas (LegCo internal reference no.: 19)

Reply:

A consolidated reply to the Member's questions is as follows:

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 such 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 in 158 applications) chose to withdraw from the LIMSS, bringing the overall number of eligible applications down to 1 808 (involving 7 406 lifts).

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.

In terms of progress, as at December 2025, 1 687 cases were granted “Approval-in-Principle” Letters (including those with modernisation completed), involving 6 051 lifts. 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.

The number of lifts with modernisation works completed by year is tabulated below:

<b>Year</b>	<b>Number of lifts with modernisation works completed</b>
2018-19	30
2019-20	144
2020-21	110
2021-22	61
2022-23	205
2023-24	471
2024-25	657
2025 (From April to December)	585
<b>Total</b>	<b>2 263</b>

As mentioned above, there are a total of 158 cases (involving 590 lifts) in which the applicants have chosen to withdraw from the LIMSS since its launch. To our knowledge, the main reason was that the owners had failed to reach a consensus and thus withdrew their applications. Nevertheless, for those lifts that have yet to undergo modernisation works, they are still required to be regularly inspected and maintained by qualified persons in accordance with the Lifts and Escalators Ordinance (Cap. 618) to ensure their safe operation. Furthermore, the Electrical and Mechanical Services Department has imposed an additional requirement since 2019, mandating lift contractors to arrange for qualified persons to carry out 2 special maintenance sessions every year for aged lifts that have yet to undergo modernisation works, which cover comprehensive maintenance of key components and inspection of braking devices, etc. This requirement aims to strengthen the maintenance and inspection of key components of lifts lacking any of the modern safety devices by responsible persons for lifts and the trade, thereby improving the safety level of aged lifts.

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