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23 March 2015

To: All Registered Lift/Escalator Contractors and Engineers

Dear Sirs,

Circular No. 3/2015

Proper Maintenance of Driving-machine Brake and Safety Gear System for Lifts

With a view to assuring that the braking system for lift is kept in proper and safe working order at all times, this Circular serves to remind you to regularly check and maintain the driving-machine brake and safety gear system, including the safety gear, overspeed governor and governor rope slack switch, of lifts under your maintenance.

As you are aware, if a braking system is not properly set or maintained, there may be insufficient braking force on brake application for normal and emergency operations. This may lead to the lift car moving away from the landing position under its own weight with or without passengers, thereby imposing hazards to passengers.

In this connection, you are reminded to thoroughly check the condition of driving-machine brake during regular maintenance. The areas to be checked and serviced should include, but not limited to, the correct setting and condition of the brake (e.g. the spring setting and brake lining condition) in order to provide adequate braking force, and that the operation of the brake is smooth with moving parts free from rust, oil and debris. You are also reminded to thoroughly check and maintain the safety gear system (including the safety gear and its triggering mechanism, overspeed governor, governor rope, governor rope slack switch, etc.) during regular maintenance so as to ensure they are in a good working order at all times and will function effectively in case of lift over-speeding or failure of the suspension system.

Yours faithfully,

(CHEUNG Kim Ching)

for Director of Electrical and Mechanical Services

c.c. The Director of Housing (Attn.: SM/QM)
 The Director of Buildings
 Director of Architectural Services (Attn: CBSE/2)
 The Lift and Escalator Contractors Association
 The Registered Elevator and Escalator Contractors Association Limited
 The Hong Kong General Union of Lift and Escalator Employees