

Audit Inspection on the Lifts at the Tenant Purchase Scheme Estates

Introduction

In mid January 2009, EMSD requested registered lift contractors responsible for the maintenance of the lifts at the Tenant Purchase Scheme (TPS) Estates of the Housing Authority to carry out a comprehensive checking of all the lifts under their maintenance. The purpose of the checking is to find out if there are any deficiencies in the lift installations or components, and carry out necessary rectification to ensure lift safety. EMSD completed 100% audit inspection on the work of the contractors by end of March.

Results of the Audit Inspection

2. All the 1,404 lift installations in 39 TPS estates were found to be in safe working conditions. In respect of the minor defects identified during the audit inspection, improvement letters had been issued to the contractors for their rectification. The minor defects included, for example :

- Surface rusting of metal components.
- Unsmooth operation of lift doors.
- Ineffective overload displays.
- Ineffective battery for emergency lighting.
- Heavy deposit of grease and dirt on rope surface.
- Wear of rail guide shoes.
- Oil leakage from gearbox.

3. In addition, some of the lifts required slight adjustment for the proper and accurate operation of the safety gear and overspeed governors. These deficiencies were rectified immediately by the contractors.

Other Observations

4. In line with the preventive maintenance programmes, the contractors had replaced the suspension ropes of 153 lifts in the 32 TPS Estates during their checking from January to March 2009. Rope replacement will continue as part of the routine maintenance work whenever the wear and tear conditions of the rope warrant its

replacement, e.g. when the suspension ropes diameter has been reduced by 10% or more.

Follow up action

5. To ensure lift safety, EMSD will continue to conduct audit inspections to the lifts of TPS Estates in accordance with the established risk-based principle.

Electrical and Mechanical Services Department
April 15, 2009

Appendix

Name of Estate	No. of lifts	Lift Make	Maintenance Contractor	No. of lifts with rope replacement
Cheung Fat Estate	15	Schindler	Schindler	
Cheung On Estate	24	Sabiem	Lighthouse	3
	29	Fuji	Lighthouse	
Cheung Wah Estate	18	Toshiba	Chevalier	4
	12	Hitachi	Hitachi	2
	6	Otis	Otis	2
Choi Ha Estate	18	Express	Otis	1
Chuk Yuen North Estate	42	Schindler	Schindler	
	6	Sabiem	Shan On	
Fu Heng Estate	6	Fiam	The Express	
	18	Express	The Express	1
	18	Hitachi	The Express	1
Fu Shin Estate	24	Fuji	Thyssenkrupp	1
	12	Kone	Thyssenkrupp	
Fung Tak Estate	12	Fuji	Fujitec	
	24	Schindler	Schindler	
	2	LG	Sigma	
Fung Wah Estate	12	Schindler	Schindler	3
Heng On Estate	24	Otis	Otis	7
	18	Sabiem	Otis	12
Hin Keng Estate	24	Falconi	Otis	4
	24	Otis	Otis	4
Hing Tin Estate	18	Schindler	The Express	2
Kin Sang Estate	24	Hitachi	The Express	2
King Lam Estate	6	Toshiba	Chevalier	1
	18	Fuji	Fujitec	
	12	Schindler	The Express	
Kwai Hing Estate	8	Fuji	Fujitec	
	8	Sabiem	Shan On	
Kwong Yuen Estate	12	Toshiba	Chevalier	
	24	Otis	Otis	6

Name of Estate	No. of lifts	Lift Make	Maintenance Contractor	No. of lifts with rope replacement
Lei Cheng Uk Estate	12	Marryat & Scott.	Kone	1
	16	Kone	Kone	1
	8	Schindler	Schindler	
Lei Tung Estate	24	Falconi	Otis	
	2	Falconi	Otis	
	24	Schindler	Schindler	4
Leung King Estate	24	Otis	Thyssenkrupp	5
	24	Schindler	Thyssenkrupp	2
Long Ping Estate	24	Fuji	Fujitec	1
	12	Kone	Kone	7
	24	Schindler	Schindler	1
Lower Wong Tai Sin Estate (I)	6	Toshiba	Chevalier	
	18	Schindler	Schindler	
	16	Sabiem	Shan On	
	4	Thyssen	Thyssenkrupp	1
Nam Chong Estate	24	Fuji	Fujitec	
Po Lam Estate	3	Mitsubishi	Otis	
	18	Otis	Otis	4
	18	Hitachi	Otis	
Pok Hong Estate	18	Kone	Kone	1
	21	Falconi	Thyssenkrupp	1
Shan King Estate	42	Toshiba	Lighthouse	2
	12	Falconi	Lighthouse	2
Tai Ping Estate	16	Express	Otis	1
Tai Wo Estate	21	Otis	Kone	
	24	Fuji	Kone	6
Tak Tin Estate	6	Kone	Kone	
	18	Otis	Otis	2
	12	Express	Otis	4
	1	Schindler	Schindler	
Tin King Estate	18	Kone	Kone	1
	6	Schindler	Schindler	

Name of Estate	No. of lifts	Lift Make	Maintenance Contractor	No. of lifts with rope replacement
Tin Ping Estate	6	Hitachi	Hitachi	
	18	Kone	Lighthouse	
	18	Falconi	Otis	
Tsing Yi Estate	12	Falconi	Otis	4
	12	Sabiem	Shan On	
Tsui Lam Estate	36	Kone	Kone	18
Tsui Ping (North) Estate	4	Toshiba	Chevalier	
	3	Fiam	Kone	
	23	Kone	Kone	1
	8	Express	Otis	
	9	Falconi	Otis	1
Tsui Wan Estate	24	Otis	Otis	2
Tung Tau Estate (II)	30	Fuji	Fujitec	
	10	Fiam	Kone	4
	6	Kone	Kone	1
	5	Falconi	Otis	2
	11	Sabiem	Shan On	
Wah Kwai Estate	21	Express	Otis	
	12	Schindler	Schindler	
Wah Ming Estate	30	Kone	Kone	4
	12	Express	Kone	
Wan Tau Tong Estate	12	Fuji	Fujitec	
	6	Kone	Kone	3
Yiu On Estate	24	Toshiba	Chevelier	6
	18	Kone	Kone	4