

Our reference 本署檔號 :
(60) in EMSD/LESD 7-2/4 Pt. 4

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13 September 2010

All Registered Lift Contractors and Engineers

Dear Sirs,

Circular No. 15/2010

Periodic Maintenance of Lifts - Counterweight Checking and Examination

A lift incident occurred at Tsui Lai Garden, Sheung Shui on 11 September 2010 in which the structural frame and fillers of the counterweight detached from the drive and fell into the lift pit.

This Circular serves to remind you to make every endeavour to keep the lift in safe and good working order, in particular the carrying out of periodic maintenance and examination of the lifts in accordance with the Lifts and Escalators (Safety) Ordinance, Cap.327. To prevent recurrence of similar incidents, I wish to remind you that during the routine maintenance and periodic examination of lifts, you should thoroughly check and examine the counterweight assemblies and ensure that:-

- a. the structural frame of the counterweight assembly is in good condition;
- b. all fixing bolts are properly tightened;
- c. counterweight guide shoes are regularly lubricated and maintained in accordance with the manufacturer's recommendation;
- d. guides and fixings are in good working conditions;
- e. suspension ropes, compensation ropes/chains and their anchorages associated with the counterweight are tightened;
- f. counterweight clearances for rope stretch, rope equaliser, filler weight fixings are properly maintained, the counterweight assembly is in smooth operation;
- g. the bearings of the counterweight pulley are properly lubricated in accordance with the manufacturer's recommendation, the bearings are in good working condition; and
- h. the locking devices, if any, at the shaft of the counterweight pulley are properly secured.

Any mal-function, misalignment of the counterweight assembly should be rectified and reported to us immediately.

Yours faithfully,

A blue ink handwritten signature, likely of George Ling, consisting of stylized cursive characters.

(George LING)

for Director of Electrical & Mechanical Services

cc. Director of Housing
Director of Architectural Services
The Lift and Escalator Contractors Association
The Registered Elevator and Escalator Contractors Association Limited
The International Association of Elevator Engineers
The Hong Kong General Union of Lift and Escalator Employees
G28/28 SF1 Pt. IV