

Our reference 本署檔號 : (95) in EMSD/LESD 7-2/4A

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16 January 2017

To: All Registered Lift Contractors and Engineers

Dear Sirs,

Circular No. 1/2017
Periodic Maintenance and Examination of Lifts - Traction Machine
Maintenance, Checking, Examination, Repair and Replacement

Recently, there were several incidents involving failures of the following traction machine components:

- Failure of bolts connecting the worm gear and the flange of the traction sheave resulting in loss of drive power to the lift car;
- Wear of worm gear teeth which eventually led to disengagement of the worm screw from the worm gear and loss of drive power to the lift car; and
- Breakage of traction motor shaft resulting in loss of drive power to the lift car.

You are aware that the ultimate risk of such loss of drive power to the lift car would be over-speeding of the lift car and/or actuation of the governor and safety gear. As such, you are hereby reminded to properly maintain, check, examine, repair and replace the traction machine of lifts to keep it in safe and good working order. Where necessary, you should seek the recommendations from manufacturers on the maintenance requirements, checking and examination methodologies, and repair and replacement criteria of the traction machine components in order to prevent similar incidents.

We have stepped up the audit inspection on traction machine, including but not limited to, the gearbox, shaft, bolt and nut etc. You may be required, from time to time, to provide photo records showing the conditions of the aforesaid components upon our request.

Should you have any query, please contact our engineer Mr. Y. N. YIU at 2808 3540.

Yours faithfully,



(CHEUNG Kim-ching)
for Director of Electrical and Mechanical Services

c.c.

The Director of Housing

The Director of Architectural Services

The Lift and Escalator Contractors Association

The Registered Elevator and Escalator Contractors Association Limited

The Hong Kong General Union of Lift and Escalator Employees

Building Services Operation and Maintenance Executives Society

CE/AVE, CE/TSCS, CE/P, CE/GES, CE/Mun, CE/HS