

Minutes of the 12th Meeting of
the Lift and Escalator Safety Advisory Committee (LESAC)

Date : 13 July 2018 (Friday)
Time : 9:30 a.m.
Venue : Room 7102, EMSD Headquarters, 3 Kai Shing Street, Kowloon Bay

Present:	Dr POON Lok-to, Otto	Chairman
	Mr KO Chi-wai, Gary	Member
	Mr KUOK Hoi-sang	Member
	Mr POON Tai-fai	Member
	Mr TSE King-wa	Member
	Ms YUEN Hou-yee	Member
	Mr WONG Kai-hon, Charles	Member
	Mr WONG Ying-kit	Member
	Mr TING Tsan-kau, Chris	Member
	Mr CHANG Wai-ip, Daniel	Member
	Mr CHOW Siu-fai	Member
	Ms CHOI Wing-yee, Cornelia	Member
	Ms LEE Ching-har	Member
	Ms LEE Pui-yi, Rebecca	Member
In attendance:	Mr LI Kwan-chi, Simon	Representative of Mr LAU Chun-ming
	Ms Hortensia CHAN	DEVB
	Ms LAI Wai-man, Iman	DEVB
	Mr PANG Yiu-hung, Eric	EMSD
	Mr CHEUNG Kim-ching	EMSD
	Mr FOO Hang-hing, Walter	EMSD
	Mr LAI Chun-fai	EMSD
	Mr WONG Yin-kit, Jerry	EMSD

Absent with apologies:	Mr CHUI Ka-chun, Wallace	EMSD
	Mr Graham LUI	EMSD
	Ms KWOK Fu-yung	Member
	Mr CHUI Chun-king, Simon	Member
	Mr LAU Chun-ming	Member
	Mr LAI Hon-chung, Harry	Member

Action

1. Welcoming Members of the Lift and Escalator Safety Advisory Committee

- 1.1 The Chairman welcomed attendees to the 12th meeting of the Lift and Escalator Safety Advisory Committee (the Advisory Committee).

2. Confirmation of Minutes of the Last Meeting (Agenda Item 1)

- 2.1 Members did not raise any amendment to the minutes of the 11th meeting. The Chairman declared the minutes of the 11th meeting officially confirmed.

3. Matters on Declaration of Interests (Agenda Item 2)

- 3.1 The Chairman asked members to declare their interests first. If a member became aware that there might be a conflict between a matter to be discussed and his own interests, he should declare his interests. If the matter to be discussed only involved the overall interests of his sector, no declaration was required.

All attendees of the meeting stated that they did not have any potential conflict of interests over the matters to be discussed at this meeting.

4. Progress Report on Matters Relating to Responsible Persons (Agenda Item 3)

- 4.1 Since 2013, the Electrical and Mechanical Services Department (EMSD) had organised over 100 talks and other promotional activities on the Lifts and Escalators Ordinance, and the management, modernisation and safe use of lifts and escalators. A total of more than 17 000 persons attended these events. EMSD would also organise a series of talks and promotional activities shortly to promote modernisation works for lifts and escalators, enhance the knowledge of the responsible persons (RPs) about the management of lifts and escalators, and promote lift and escalator safety.

EMSD would continue to hold meetings with major RPs (e.g. MTR Corporation Limited, Link REIT, Housing Department, etc.) to promote enhancement of lift and escalator safety, including discussing the stepping up of publicity and promotional work on the safe use of escalators, promoting modernisation works for lifts and escalators, etc.

Besides, EMSD would continue to issue letters to RPs for aged lifts, making clear recommendations on the modernisation items for their lifts, particularly the installation of devices to prevent unintended movement of lift cars. EMSD

EMSD

would also step up broadcast of the TV APIs on "Modernisation of Lifts" through the Information Services Department.

- EMSD 4.2 In addition to publicity and promotional activities, EMSD had released the maintenance price figures for lifts at private residential and commercial premises. Information collection for the latest round of maintenance price survey on lifts at private residential and commercial premises (i.e. the first round of the price survey in 2018) was completed on 31 March this year, and the price information concerned was also uploaded to the Responsible Persons' Corner on EMSD's website on 25 May this year. Maintenance price information would continue to be updated on a half-yearly basis. The next update would be available this November.
- EMSD 4.3 Besides, EMSD had adopted the recommendation of the Advisory Committee to launch the Quality Lift Service Recognition Scheme and was preparing for its full implementation. The scheme aimed to encourage RPs for lifts to enhance the level of safety of their lifts through modernisation so as to make the operation of the lifts more effective, reliable and comfortable, and to strengthen the capabilities of RPs for lifts of private buildings (including property management companies) in managing their lifts to meet the users' demand for quality lift service. Certificates would be presented to the RPs for lifts who had met the criteria of the scheme as a token of encouragement. EMSD had engaged a consultant to formulate details for the scheme. Subsequent to discussion and revision by the Working Group on Matters Relating to Responsible Persons, the details would be submitted to the Advisory Committee for deliberation.
- EMSD Members actively discussed such details of the Quality Lift Service Recognition Scheme as scoring methods, scoring standards, grouping of participants, display of assessment certificates, etc., and expressed various views. The Chairman considered that the details could be further discussed by the Working Group on Matters Relating to Responsible Persons.
- 4.4 To enhance the safety of aged lifts, EMSD and the Development Bureau were actively formulating short-term, medium-term and medium to long-term measures as follows:
- Short-term measures: to strengthen maintenance requirements and improve the format of the log book
 - Medium-term measures: to study the feasibility of subsidising those owners in need to speed up the lift modernisation works
 - Medium to long-term measures: to study the feasibility of mandating the lift modernisation works
- The Working Group expressed its support for formulation of the short-term, medium-term and medium to long-term measures and agreed with EMSD's proposed arrangements for strengthening maintenance requirements and improving the log book format. The specific details would be reported in detail by the Working Group on Matters Relating to the Trade.
- EMSD 4.5 EMSD was assessing the need to formulate guidelines on the use of escalators, which stopped operation for reasons other than the carrying out of works, as

staircases for reference by RPs for escalators. The Working Group expressed support.

- 4.6 In order to enhance the safety of escalators for protection of passengers against dangers caused by brake failure, starting from 1 September 2017, escalators were required to undergo a brake load test during the periodic examination every five years and the first test needed to be carried out within three years after 1 September 2017. The Working Group discussed the implementation of the relevant measures and explored ways to reduce costs.
- 4.7 A number of lift incidents had happened in recent months, and there were views that the Registered Lift and Escalator Contractors' Performance Rating System did not effectively reflect the performance of contractors. In this regard, EMSD would review the system. The scope of the review included:
- Calculation method of performance rating
 - Presentation format of performance rating (including announcement time, information to be announced, etc.)
 - Linkage between the results of performance rating and reward and punishment
 - Publicity for performance rating

5. Progress Report on Matters Relating to the Trade (Agenda Item 4)

- 5.1 EMSD noted that the Buildings Department had drafted the relevant amendments to the Code of Practice for Building Works for Lifts and Escalators (including enlarging the ventilation openings of lift shafts and providing an access door or a working platform to pits of certain depth) so as to improve the working environment and enhance work safety.
- EMSD was also reviewing the relevant requirements under EN81-20/50 for lift shafts and machine rooms and would update its relevant codes of practice and suggest the Buildings Department update its as well (including designs for enhancing the safety of lift shafts and machine rooms) so as to improve the working environment and enhance work safety.
- 5.2 To strengthen safety training for workers, EMSD would, starting from 2019, set a minimum training hour requirement in respect of lift work safety for new and renewal applications for registration. Besides, EMSD was working with the Lift and Escalator Contractors' Association and the Vocational Training Council (VTC) to produce a set of virtual reality training kit by using virtual reality technology, which would enable workers to receive simulated training under different scenarios in a safe environment.
- 5.3 To enhance the safety of aged lifts, EMSD and the Development Bureau were actively formulating the proposed short-term, medium-term and medium to long-term measures as follows:
- Short-term measures:
- (i) To strengthen maintenance requirements

The purpose of strengthening maintenance requirements was to effectively enhance the maintenance and safety of aged lifts without bringing much impact to RPs and the trade. Contractors should conduct special maintenance work at least twice every year for the important protective components (including brakes, traction machines and landing doors) of aged lifts which had yet to undergo modernisation works. Furthermore, they were required to submit the information about the scheduled date, time and inspection results of the special maintenance to EMSD via an online platform. EMSD would also step up the corresponding spot checks.

EMSD stated that after obtaining the agreement of the Advisory Committee, it would prepare for the implementation (e.g. issuing a circular letter, updating the computer platform system, etc.) as soon as possible and would issue a notice about the above new measures in August. EMSD would also revise the Code of Practice for Lift Works and Escalator Works to include the special maintenance requirements. The revised Code of Practice would be gazetted in August.

(ii) To improve the format of the log book

EMSD would require that contractors should record maintenance work in log books with an improved format to list the important protective components involved in each round of maintenance to facilitate more effective monitoring of the contractors' maintenance work by EMSD and RPs for lifts.

EMSD stated that after obtaining the agreement of the Advisory Committee, it would prepare for the implementation (e.g. issuing a notice) as soon as possible and would announce the new log book format (Form LE50) in August. Registered contractors should start to complete their log books in the new log book format by 1 February 2019.

Medium-term measures:

(i) Subsidy schemes

The Government was actively considering offering economic incentives to those owners in need, including studying the feasibility of allocating funding to subsidise them to speed up the lift modernisation works by modelling on the on-going Operation Building Bright 2.0 Scheme and Fire Safety Improvement Works Subsidy Scheme.

Medium to long-term measures:

(i) To mandate the lift modernisation works

To further promote the modernisation works, EMSD would also initiate a study of the feasibility of mandating the lift modernisation works. EMSD would make reference to the relevant experiences of other countries as well as the implementation and enforcement of similar legislation in Hong Kong, and take into account the impact on the community and the trade. In this regard, EMSD would consult the public, members and the trade in due course and submit proposals.

Members actively discussed the details of strengthening maintenance requirements and improving the log book format, including the requirements and scope of special maintenance, manpower needs and arrangements of the trade,

preparations by RPs and other implementation details. Members agreed with the direction of the short-term, medium-term and medium to long-term measures. The Chairman said that EMSD could further discuss in depth and finalise the implementation details of the short-term measures with the trade. Members also suggested setting a grace period for measures on strengthening maintenance so that the trade and RPs for lifts could get prepared before the measures came into effect. Moreover, members suggested adding a column to the new format of the log book to clearly record the progress of special maintenance.

- 5.4 To help attract new blood to the trade, EMSD took part in the Education & Careers Expo 2018 held at the Hong Kong Convention and Exhibition Centre from 1 to 4 February 2018. Besides, EMSD also reported that VTC held an open day at Youth College (Kwai Chung) on 9 March 2018, with about 2 000 people attended.

EMSD pointed out that the enrolment of apprenticeship, certificate and diploma courses related to lifts and escalators had improved in recent years. According to VTC, the number of students admitted to its training courses on lifts and escalators was more than 200 in 2015 and exceeded 250 in 2016 and 2017. Besides, VTC also provided a new evening certificate course on lifts and escalators in 2016, which attracted an enrolment of over 120 students.

To publicise and promote the lift trade, EMSD collaborated with the trade to produce video clips featuring the positive image of trade workers, the development and career ladders of the trade. Shooting and initial production of the video clips, four in total and each lasting about three minutes, were completed and they premiered on the open day of VTC. The video clips were also uploaded onto the website of EMSD and launched on YouTube.

6. Latest Update on Registered Engineers and Registered Workers (Agenda Item 5)

- 6.1 EMSD reported that as at June 2018, a total of 5 752 persons had successfully qualified as registered lift/escalator workers, and a total of 350 persons as registered lift/escalator engineers. Besides, on registration renewal, EMSD reported that 272 applications for renewal of registration as registered engineers were completed (accounting for 92% of the first batch of the 295 registered engineers requiring registration renewal). The number of applications for renewal of registration as registered workers being processed / completed from January to June 2018 was 2 288 (accounting for 92% of the 2 481 registered workers requiring registration renewal during the same period).

7. Statistics on Reportable Incidents (Agenda Item 6)

- 7.1 EMSD reported on the statistics on reportable incidents for every thousand lifts and escalators from 2012 to 2018. The cause for most of the incidents was improper use by passengers. EMSD would continue to carry out detailed analysis of the causes of the incidents and strengthen its targeted promotion and publicity efforts. EMSD would produce promotional clips on the safe use of escalators and the modernisation of escalators to deepen public understanding of these issues.

8. Any Other Business (Agenda Item 7)

8.1 No other business was raised at the meeting.

9. Date of Next Meeting

9.1 The next meeting was scheduled for January 2019. Members would be informed of the exact meeting date in due course.

9.2 The meeting ended at 12:00 noon.