

Minutes of the 13th Meeting of
the Lift and Escalator Safety Advisory Committee (LESAC)

Date : 17 January 2019 (Thursday)
Time : 2:30 p.m.
Venue : Learning Resources Centre, G/F, EMSD Headquarters Building,
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 CHANG Wai-ip, Daniel	Member
	Mr CHOW Siu-fai	Member
	Ms LEE Ching-har	Member
	Mr LAI Hon-chung, Harry	Member
	Ms CHOI Wing-yee, Cornelia	Member
In attendance:	Mr LI Kwan-chi, Simon	Representative of LAU Chun-ming
	Mr KWOK Wing-yin	Representative of CHUI Chun-king, Simon
	Ms Hortensia CHAN	DEVB
	Ms LAI Wai-man, Iman	DEVB
	Mr Pak Kan-ming, Eddie	EMSD
	Mr CHEUNG Kim-ching	EMSD
	Mr FOO Hang-hing, Walter	EMSD
	Mr LAI Chun-fai	EMSD
	Mr WONG Yin-kit, Jerry	EMSD

	Mr CHUI Ka-chun, Wallace	EMSD
	Mr Graham LUI	EMSD
	Mr CHAN Chi-wai	EMSD
	Mr TSE Man-ho	EMSD
Absent with apologies:	Ms KWOK Fu-yung	Member
	Mr CHUI Chun-king, Simon	Member
	Mr LAU Chun-ming	Member
	Mr TING Tsan-kau, Chris	Member
	Ms LEE Pui-yi, Rebecca	Member

Action

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

- 1.1 The Chairman welcomed attendees to the 13th 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 12th meeting. The Chairman declared the minutes of the 12th 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)

Mr WONG Ying-kit, Convener of the Working Group on Matters Relating to Responsible Persons, reported on the work progress of the Working Group. The discussion on the progress report at the meeting was as follows:

- 4.1 The Electrical and Mechanical Services Department (EMSD) had organised/attended 38 talks and promotional activities since July 2018, with more than 3 000 participants attended. The 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.

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The EMSD had held meetings with major RPs for lifts/escalators (e.g. MTR Corporation Limited, 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.

The fourth issue of the *Lift and Escalator Newsletter* had been released and uploaded to the EMSD's website.

The EMSD had continued 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.

The EMSD had also stepped up broadcast of the TV APIs on "Modernisation of Lifts" through the Information Services Department. As regards escalators, the EMSD was producing publicity videos on "Modernisation of Escalators" and was planning to produce a new series of TV APIs on escalator safety.

4.2 The latest round of maintenance price survey on lifts at private residential and commercial premises (i.e. the second round of the price survey in 2018) was completed in September 2018, and the updated information was uploaded to the Responsible Persons' Corner on the EMSD's website in November 2018. Maintenance price information would continue to be updated on a half-yearly basis, and the results of the next survey would be released this May.

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4.3 The Quality Lift Service Recognition 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.

In response to the views collected at the last meeting of the Advisory Committee, the EMSD remarked that the certificates would state the assessment period of the above scheme for public information, as well as the proposed display period to encourage continued participation. Members generally supported the scheme. The Chairman considered that details of the follow-up work on the scheme could be further discussed and finalised by the Working Group on Matters Relating to Responsible Persons.

4.4 To enhance the safety of aged lifts, the EMSD and the Development Bureau had implemented 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 building 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 on Matters Relating to Responsible Persons agreed with the EMSD's arrangements for strengthening maintenance requirements, improving the log book format and implementing the Lift Modernisation Subsidy Scheme (LIMSS). The specific details would be reported in detail by the Working Group on Matters Relating to the Trade.

EMSD 4.5 The EMSD was exploring the inclusion of contact information (telephone number and e-mail address) of independent registered lift/escalator engineers who could provide lift/escalator services (such as lift/escalator examination, maintenance audit and engineering consultancy services) in the online register so as to facilitate engagement of these personnel by RPs for provision of related services. Members generally expressed support for the proposal.

EMSD 4.6 The EMSD was collecting views from Legislative Councillors, District Councillors, the media, members of the public and the trade on the Registered Lift and Escalator Contractors' Performance Rating System, and would conduct a review of the system and make refinements in a timely manner.

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

Mr KO Chi-wai, Gary, Convener of the Working Group on Matters Relating to the Trade, reported on the work progress of the Working Group. The discussion on the progress report at the meeting was as follows:

5.1 The EMSD stated 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. The Building Subcommittee would be consulted on the relevant amendments in the first quarter of 2019.

EMSD The 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. The final drafts of the codes of practice would be reviewed by the trade and relevant departments in January 2019 and their views would be sought.

EMSD 5.2 To strengthen safety training for workers, the EMSD planned to impose a requirement that applicants should receive at least six-hour continuing education in respect of lift work safety for new and renewal applications for registration in the future, and to provide a grace period of about six months for the trade to make preparation.

Besides, the 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 in respect of procedures for entering and leaving lift car tops and lift pits by using virtual reality technology, which would enable workers to receive simulated training under different scenarios in a safe environment.

5.3 To encourage the management, frontline staff, members or trainees of the organisations in the lift trade to take the initiative to enhance the safety of

lift/escalator work and to provide opportunities for exchange and learning, the EMSD organised the Lift and Escalator Work Safety Video Clip Filming Competition 2018/2019. Enrolment for the competition started on 19 November 2018 and was closed on 15 January 2019.

- 5.4 To enhance the safety of aged lifts, the EMSD and the Development Bureau had implemented short-term, medium-term and medium to long-term measures as follows:

Short-term measures (to strengthen maintenance requirements and improve the log book)

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 scheduled date, time and inspection results of the special maintenance to the EMSD via an online platform. The EMSD would also step up the corresponding spot checks.

The 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 the EMSD and RPs for lifts.

The EMSD published in the Gazette on 10 August 2018 the new Code of Practice for Lift Works and Escalator Works (2018 Edition) and the new log book format (Form LE50L). The relevant requirements would take effect on 1 February 2019.

Medium-term measures (LIMSS)

The EMSD stated that the Government planned to launch the LIMSS with a provision of around \$2.5 billion by modelling on the on-going Operation Building Bright 2.0 Scheme and Fire Safety Improvement Works Subsidy Scheme to offer economic incentives and appropriate technical support to those owners in need to encourage them to speed up the lift modernisation works.

The EMSD pointed out that the LIMSS would be carried out over six years, with the target of subsidising about 5 000 lifts. The Urban Renewal Authority (URA) would undertake the implementation of the LIMSS, and two rounds of application would be invited. The first-round applications were tentatively scheduled to commence at the end of March 2019 with results expected to be announced in the fourth quarter of 2019, while the second round was tentatively scheduled to commence in the second half of 2019.

The EMSD briefed members on the details of the LIMSS:

Eligible work items	<p>Subsidy is applicable to the following lift modernisation works, including:</p> <p>(a) Retrofitting with the following safety devices: <i>“Essential safety devices (i) to (iv) below, each of which must be included in the applications if such devices have not been installed in the lifts”</i></p> <ul style="list-style-type: none"> (i) Double brake system (ii) Unintended car movement protection device (iii) Ascending car overspeed protection device (iv) Car door mechanical lock and door safety edge <p><i>“Optional safety devices”</i></p> <ul style="list-style-type: none"> (v) Intercom and CCTV system (vi) Obstruction switch (vii) Automatic rescue device <p>(b) Lift drive replacement and associated works where it is technically necessary or more cost-effective to do so in order to retrofit the “essential safety devices” listed in (a) above</p> <p>(c) Complete replacement of lifts which have not been equipped with any or all of the “essential safety devices” listed in (a) above</p> <p>(d) Follow-up services during defect liability period after completion of works for lifts but exclusive of routine maintenance</p>
Subsidy	<p>Form and level of subsidy:</p> <ul style="list-style-type: none"> • A maximum 60% of the total cost of the modernisation works will be subsidised, subject to a cap of \$500,000 per lift • The URA will engage consultant to provide free consultancy service to participating buildings. If owners appoint their own consultant to co-ordinate the lift modernisation works, the relevant consultancy fee will also be subsidised, subject to a cap of \$20,000 per lift • Eligible elderly owner-occupiers aged 60 or above will be subsidised the full cost of the modernisation works that they have to contribute, subject to a cap of \$50,000 per domestic unit
Eligible buildings	<ul style="list-style-type: none"> • Private residential or composite (residential and commercial) buildings • Buildings with the average rateable values of all domestic units for year 2017/18: not exceeding \$162,000 per annum for urban areas (including Sha Tin, Kwai Tsing and Tsuen Wan Districts); not exceeding \$124,000 per annum for the New Territories • Buildings in which the lifts have not been equipped with any or all of the “essential safety devices” listed in (a) above

Transitional arrangements	<p>(1) Building owners who have already commenced lift modernisation works or are making tender invitation for lift modernisation works as at the date when the first-round applications under the LIMSS are invited will still be eligible for making applications under the LIMSS provided that:</p> <ul style="list-style-type: none"> ➤ the Resumption Permit (i.e. Form LE8) allowing resumption of the use and operation of the lift undergoing the modernisation works has not been issued by the EMSD as at 10 October 2018 when the LIMSS was announced by the Chief Executive in her 2018 Policy Address; ➤ the lift modernisation works concerned must cover at least one of the “essential safety devices” listed in (a) above; and ➤ the tendering process for procuring the modernisation works concerned must comply with the requirements of the Building Management Ordinance (Cap. 344). <p>(2) Apart from the circumstances mentioned in (1) above, participating buildings must use the standard tender documents prepared by the URA and the e-tendering platform under the URA’s Smart Tender for engaging registered lift contractors</p> <p>(3) All buildings joining the LIMSS will be automatically registered for the RenoSafe Scheme operated by the Police, so as to enjoy the services under the RenoSafe Scheme</p>
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The EMSD stated that the URA would arrange for resident contract consultants to help eligible applicants invite tenders and supervise the conduct of lift works by registered lift contractors until completion of works. The EMSD also briefed members on the proposed tendering arrangements and framework.

The EMSD called for the trade to assist lift owners in understanding the existing level of modernisation of lifts, providing information on lift modernisation proposals to resident contract consultants, applying to the EMSD for approval for lift types and safety components as soon as possible, and ensuring proper and safe carrying out of lift works.

Long-term measures (to study mandating the lift modernisation works)

EMSD

To further promote the modernisation works, the EMSD would also initiate a study of the feasibility of mandating the lift modernisation works. The 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, the EMSD would consult the public, members and the trade in due course and submit proposals.

- 5.5 The enrolment of apprenticeship, certificate and diploma courses related to lifts and escalators had improved in recent years. According to the VTC, the number of students admitted to its training courses on lifts and escalators was more than 200 in 2015 and exceeded 250 from 2016 to 2018. Besides, the VTC launched a new evening certificate course on lifts and escalators in 2016, which had attracted an enrolment of over 170 students so far and 43 of them had successfully graduated.

In order to attract new blood to the trade, the President of the Lift and Escalator Contractors' Association and the Hong Kong Federation of Electrical and Mechanical Contractors Limited visited Xiamen University on 6 December 2018 to encourage Hong Kong graduates studying there to join the lift and escalator trade. The Lift and Escalator Contractors' Association also planned to contact the Job Centre of the Hong Kong Federation of Youth Groups on 17 December 2018 and approach the careers guidance officers of schools in 2019 for opportunities to introduce the lift and escalator trade to young people.

Besides, the Lift and Escalator Contractors' Association would explore in 2019 whether it should participate in "CLAP for Youth @ JC" to enhance the effectiveness of publicity. It would participate in the open day of the VTC's Youth College (Kwai Chung) on 8 March 2019 and introduce the lift and escalator trade to young students through talks.

- EMSD 5.6 The EMSD had launched a new round of "Pilot Cooperative Apprentice Training Scheme" to recruit apprentices, who would then be deployed to participating contractors for training for a period of four years so as to acquire sufficient experience and qualifications for application as registered lift and escalator workers.

- EMSD The EMSD launched a new round of Lift and Escalator Trade Survey in December 2018, covering such aspects as salary and difficulties facing the trade. The survey was expected to be completed in February 2019. Upon completion of analysis of the survey data, the EMSD would conduct a briefing session in March 2019 to report the survey results to the Advisory Committee and the trade.

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

- 6.1 The EMSD reported that as at December 2018, a total of 5 630 persons had qualified as registered lift/escalator workers, and a total of 351 persons as registered lift/escalator engineers. Besides, on registration renewal, the EMSD reported that 271 registered engineers had their registration renewed (accounting for 92% of the first batch of the 295 registered engineers requiring registration renewal), and the number of registered workers who had their registration renewed from January to December 2018 was 4 567 (accounting for 92% of the 4 990 registered workers requiring registration renewal during the same period).

7. Statistics on Reportable Incidents (Agenda Item 6)

- 7.1 The EMSD reported on the statistics on reportable incidents for every thousand lifts and escalators from 2012 to 2018. The cause of most of the incidents was

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improper use by passengers. The EMSD would continue to carry out detailed analysis of the causes of the incidents and strengthen its targeted promotion and publicity efforts. The EMSD would produce promotional clips on the safe use of escalators and the modernisation of escalators to deepen the public's understanding of these issues, thereby enhancing their safety awareness.

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 between June and July 2019. Members would be informed of the exact meeting date in due course.

9.2 The meeting ended at 4:30 p.m.