

Minutes of the 8th Meeting of the Lift and Escalator Safety Advisory Committee (LESAC)

Date: 29 July 2016 (Friday)
Time: 2:30 p.m.
Venue: Room 7102, EMSD Headquarters, 3 Kai Shing Street, Kowloon Bay

Present:	Dr POON Lok-to, Otto	Chairman
	Mr CHUNG Fuk-wai, Simon	Member
	Mr KUOK Hoi-sang	Member
	Mr LI Kwan-chi, Simon	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 LEE Man-kwong, Jonathan	Member
	Mr CHENG Kai-leung, Kevin	Member
	Mr CHOW Siu-fai	Member
	Mr CHUI Chun-king, Simon	Member
	Ms KI Lai-mei	Member
	Mr SIT Wing-hang, Alfred, JP	Member
	Ms CHOI Wing-yee, Cornelia	Member
In attendance:	Mr VY Ek-chin	Development Bureau
	Mr PANG Yiu-hung, Eric, JP	EMSD
	Mr CHEUNG Kim-ching	EMSD
	Mr SHUM Ngai-on, William	EMSD
	Mr CHONG Kwok-kee	EMSD
	Mr LEE Hok-yin, Arthur	EMSD
	Mr WONG Yin-kit, Jerry	EMSD
	Mr CHUI Ka-chun, Wallace	EMSD
	Mr Graham LUI	EMSD
Absent with	Ms CHENG Lai-chun	Member

Action

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

- 1.1 The Chairman welcomed members to the 8th 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 7th meeting. The Chairman declared the minutes of the 7th meeting officially confirmed.

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

- 3.1 The Chairman asked members to declare their interests first. 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 by the Working Group on Matters Relating to Responsible Persons (Agenda Item 3)

Mr LEE Man-kwong, Jonathan, convener of the Working Group on Matters Relating to Responsible Persons, reported on the group's progress of work. The discussion on the progress report at the meeting was as follows:

4.1 Publicity Work to Improve Responsible Persons' Understanding of Their Responsibilities

- From 2013 till the middle of this year, a total of 71 talks had been organised for all responsible persons (RPs) for lifts/escalators in Hong Kong;
- Talks for RPs had also been held for property management companies and other organisations, such as the Hong Kong Institute of Surveyors and Hong Kong Housing Authority, etc.;
- The third talk on innovative technologies in lifts and escalators would be organised on 23 August 2016;
- Meetings had been held with various major RPs (e.g. MTR Corporation Limited and Link REIT) to discuss ways to enhance lift and escalator safety;
- An "Electrical and Mechanical Safety & You" column had been produced in collaboration with newspaper AM730; and
- The "Sample Specifications for Engagement of Independent Registered Lift Engineer for Lift Maintenance Audit" had been devised and uploaded onto the Responsible Persons' Corner on EMSD's website.

Attendees discussed the pros and cons of engaging independent registered lift engineers, scope of engagement and the potential difficulties in engaging them. EMSD pointed out that the "Sample Specifications for Engagement of Independent Registered Lift Engineer for Lift Maintenance Audit" were devised to provide information for RPs, and to help them make choices from a variety of management methods in order to manage matters related to maintenance and safety of lifts in a more suitable manner. The Chairman concluded that the independent registered lift engineers have an existence value especially when engaging

them for lift modernisation works. He also suggested that the Working Group on Matters Relating to Responsible Persons explore and discuss ways to help RPs carry out lift modernisation works (e.g. formulation of sample specifications for lift modernisation works), and offer EMSD more useful advice for further promotion.

4.2 Release of Maintenance Price Figures for Lifts at Private Residential and Commercial Premises

The survey concerned had been completed in March this year. The updated information had been uploaded onto the Responsible Persons' Corner on EMSD's website in May this year. The survey results indicated a slight increase in maintenance prices compared to those in the last round of survey:

- The updated average maintenance price for lifts at private residential premises had increased at an average annual rate of around 5.6%-11.9%.
- The updated average maintenance price for lifts at private commercial premises had increased at an average annual rate of around 4.6%-11%.

Maintenance price figures for lifts at private residential and commercial premises were updated on a half-yearly basis. The updated maintenance price figures for the next survey would be released in November this year.

4.3 Quality Lift Service Recognition Scheme

The Scheme had received a total of 94 applications, covering 1 230 lifts, 254 buildings and 39 incorporated owners and property management companies. The award presentation ceremony had been held on 9 April this year, at which three Gold Awards, 26 Silver Awards and 16 Bronze Awards had been presented. A total of 21 incorporated owners and property management companies had been recognised for their outstanding performance in raising lift service standards. EMSD was currently reviewing the Scheme and would consult the Working Group on Matters Relating to Responsible Persons and the Advisory Committee on the way forward for its development.

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

Mr CHUNG Fuk-wai, 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 To Attract New Blood to the Trade

To attract new blood to the trade, EMSD together with the Lift & Escalator Contractors Association had taken part in the 26th Education & Careers Expo held at the Hong Kong Convention and Exhibition Centre from 28 to 31 January 2016. Around 5 000 participants had visited the lift industry exhibition booth. Moreover, the Lift & Escalator Contractors Association along with the Hong Kong Federation of Electrical and Mechanical Contractors Limited had held school talks for some suitable secondary schools to introduce the work nature and career prospect of the lift industry. Meanwhile, EMSD was planning to produce promotional clips featuring the development and career ladders of the industry.

The Vocational Training Council had offered two classes in May this year and would offer one class in September for a new evening certificate course on lifts and escalators, with 25 places in each class. Individuals who had joined the trade for some time but had no certificate could apply so as to fulfil the qualification requirements for becoming registered workers.

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5.2 Occupational Safety and Health of Workers

EMSD would organise a new round of Work Safety and Conditions Improvement Suggestion

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Competition at the end of 2016 to enhance the level of occupational safety and health within the industry.

Regarding the improvement of ventilation of the machine rooms of lifts and escalators and lift shafts, EMSD had amended the Code of Practice on the Design and Construction of Lifts and Escalators to include temperature/air change requirements for lift machine rooms, and arranged the amendments to be gazetted on 4 March 2016.

Besides, EMSD had proposed to the Buildings Department that amendments be made to the Code of Practice for Building Works for Lifts and Escalators to enlarge the area of the ventilation openings of lift shafts.

5.3 Lift and Escalator Trade Survey

EMSD EMSD stated that it had commenced the second Lift and Escalator Trade Survey in June 2016, which would cover issues such as the remuneration package of trade members and difficulties encountered by the trade. The survey was expected to be completed at the end of this year.

5.4 Sharing of New Technologies in Lifts and Escalators

EMSD EMSD would organise the third talk on innovative technologies in lifts and escalators entitled "New Technologies in Lift Maintenance and Operation" for property management associations, government bodies, and owners' representatives on 23 August 2016. Its objective was to promote the application of new technologies in order to alleviate manpower shortage in the trade and enhance the service quality of lifts and escalators.

5.5 The following transitional arrangements for registration of engineers and workers as stipulated in the Lifts and Escalators Ordinance were expected to be cancelled at the end of 2017 as scheduled:

- Higher certificate or higher diploma qualification would no longer be accepted in application for registration as engineers (i.e. applicants were required to have a university degree).
- Registered contractor-recognised skills alone would no longer be accepted in application for registration as workers (i.e. applicants were required to possess relevant qualification or pass the trade test).
- Applications for registration as workers by single-skilled applicants would no longer be accepted (i.e. applicants could not apply with solely installation, maintenance or testing skill).

EMSD EMSD had preliminarily consulted the trade and would conduct written consultation with all stakeholders over the cancelling of the transitional arrangements for registration of workers and engineers.

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

6.1 EMSD reported that as at June 2016, a total of 5 367 persons had successfully qualified as registered lift/escalator workers, and a total of 338 persons as registered lift/escalator engineers.

6.2 The Construction Industry Council would put the requirement of "designated workers for designated skills" under the Construction Workers Registration Ordinance into full implementation on 1 April 2017, by which time all workers would be required to attain the relevant registration qualifications under the Ordinance before they could carry out any lift or escalator construction works on construction sites. EMSD called on workers with such needs to register as soon as possible.

7. Statistics on Reportable Incidents (Agenda Item 6)

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- 7.1 EMSD reported on the statistics on reportable lift and escalator incidents from 2011 to June 2016. There was a slight drop in the total number of reportable incidents. 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 (such as appealing to passengers to stand still and hold the handrail when travelling on an escalator). On the other hand, EMSD would issue guidelines on escalator modernisation works at the end of 2016 to further enhance the safety of escalators in Hong Kong.

8. Any Other Business (Agenda Item 7)

8.1 Chapter 6 "Monitoring of Safe Operation of Lifts and Escalators" of Report No. 66 Submitted by the Audit Commission to the Legislative Council in April This Year

EMSD reported to members on the major recommendations of the audit report and EMSD's response to them. The audit exercise had commenced in April 2015 and its report had been submitted to the Legislative Council on 20 April 2016. The report had made 23 recommendations covering four aspects:

- Monitoring Work of Registered Persons
- Site Inspections and Other Regulatory Actions
- Management Information System
- Way Forward

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EMSD agreed in general with the recommendations put forward by the Audit Commission, and would adopt measures wherever practicable to implement those recommendations so as to continue to improve law enforcement procedures.

- 8.2 As regards the procedures of issuing prohibition orders, EMSD pointed out that RPs were obligated to ensure that periodic maintenance works were carried out on lifts and escalators, and that lifts and escalators without a use permit in force or undergoing major alteration works were not being used or operated by any person. Since the commencement of the Lifts and Escalators Ordinance in December 2012, in order to help RPs discharge their responsibilities, EMSD had been issuing prohibition orders in respect of lifts and escalators without a maintenance contractor or a use permit in force or undergoing major alteration works. Given that the new legislation had been in operation for over three years, RPs should have had sufficient understanding of it. Beginning the third quarter of 2016, EMSD would gradually cancel the above arrangements of issuing prohibition orders and would take direct prosecution if any violation was found.

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8.3 Review of "Registered Lift and Escalator Contractors' Performance Rating" System

A member suggested that the "Registered Lift and Escalator Contractors' Performance Rating" System be reviewed so as to help RPs to more effectively select the suitable contractors for carrying out maintenance works. EMSD indicated that since January 2014, EMSD had adopted the new "Safety Star" and "Quality Stars" format in presenting the results of the contractors' performance rating. To make it more convenient for the public to find out about the performance of registered contractors, members of the public could visit EMSD's website and instantly access all information related to the performance rating of any

registered contractor they had selected on the webpage. Such information included their previous rating as well as records of equipment failure, warning letters, prosecution and disciplinary actions, etc. Following the completion of review and implementation of the new "Performance Monitoring Points Scheme for Registered Contractors" in 2016, EMSD would conduct a review of the "Registered Lift and Escalator Contractors' Performance Rating" System which was expected to be completed in 2017.

9. Date of Next Meeting

- 9.1 The next meeting was scheduled for January 2017. Members would be informed of the exact meeting date in due course.
- 9.2 The meeting ended at 4:30 p.m.