

EMSD

The New Lifts and Escalators Ordinance

Script

Scene 1:

Mr. Chairman :Morning, Chun

Chun: Morning, Mr. Chairman. Have you had breakfast?

Mr. Chairman : Yes.

Mr. Chairman : Something's wrong with the lift?

Chun: No, it's under periodic maintenance.

Chun: Have you forgotten? It's mentioned in the Owners' Corporation Meeting last week.

Mr. Chairman : Oh that's right, I have forgotten.

May: Why is the lift out of service? I am so tired to get down the stairs.

Chun: Sorry, May. The lift needs periodic maintenance. The notice was posted last week, haven't you read it?

May: There're so many notices every day, I have no time to read. Periodic maintenance? Have conducted last month? Such a hassle.

Mr. Chairman: May, this isn't a hassle . The periodic maintenance is to ensure our safety.

Chun : That's right, under the ordinance. We shall require the registered lift contractor to maintenance the lift at least once a month, and to have an annual examination done by a registered lift engineer thoroughly.

May: These are your responsibilities. Don't bother us the homeowners.

Mr. Chairman : That' s not exactly right...

Mr. Cheung: Mr. Chairman.

Mr. Chairman: Mr. Cheung.

Mr. Chairman: Is the lift in safe working condition?

Mr. Cheung: We've checked, it's fine. After the inspection by our workers, the lift can be resumed for operation.

May: You better make sure it's safe. We hire your company to do the examination to ensure the lift's safety.

Mr. Cheung: Lady, please don't worry. Our company and the engineer in charge of the annual examination are qualified registered lift contractor and registered lift engineer approved by the EMSD, and our workmen are qualified lift workers.

May: I am not care. I'll hold you responsible in case of accidents.

Manager Lau : Hello, May. No one wants accident happened. But in case there is one, the registered lift contractor is responsible, so as our property management company, as well as homeowners like yourself.

May: It's also the responsibility of homeowners ?

Manager Lau : Yes, property owners are the lift owners. The Owners' Corporations are responsible to ensure the building public facilities are in good condition. Our management company is appointed by the Owners' Corporation to manage the public facilities of the building. According to the newly enacted Lifts and Escalators Ordinance (Chapter 618), homeowners, Owners' Corporation and the property management company are all "Responsible Persons" of the lift. We have the responsibility to ensure our lifts are in safe working order and in proper state of repair and maintenance.

Mr. Cheung: That's right, we must work together to ensure the safety of the lift.

May: Is it really the case?

Mr. Chairman: Manager Lau, regarding the new Lifts and Escalators Ordinance, what does it cover? And what is different between this Ordinance and the current Lifts and Escalators (Safety) Ordinance (Chapter 327)?

Mr Cheung: The Ordinance clearly stipulates how to regulate the safe use and operations of lifts and escalators.

Manager Lau : Maybe we organise a seminar, invite the building's homeowners, and explain to them in details?

Mr Chairman: Sure, we can also invite the lift contractor and the representative of EMSD to join us.

May: It's okay, to make sure you have not fooled me.

Scene 2:

Manager Lau : Welcome all homeowners to attend our Seminar on the new Lifts and Escalators Ordinance. I'm the manager of management office. Other than such a good turnout by homeowners, we're pleased to have the boss of our lift contractor, Mr. Cheung, lift engineer, John, and Mr. David Au, the engineer of EMSD, to attend this seminar.

Manager Lau : The new Lifts and Escalators Ordinance is coming into operation, we're all "Responsible Persons" of the lift. I hope you'll all look into the content of the Ordinance to effectively ensure the safety of the lift. David.

David: Hello all, the Lifts and Escalators Ordinance ensures the safety of lifts and escalators from different aspects. First, the models and safety components of all newly installed lifts and escalators must be approved by EMSD. All lifts and escalator works including installation, commissioning, examination, maintenance, repair, alteration or demolition etc. must be carried out by registered lift and escalator contractors.

May: We're aware of that.

David: Further, the registered contractors must notify EMSD regarding their undertaken and subcontracted lift and escalator works before commencement of the works. Also, after the completion of installation or alteration works, or once a year for lifts and once in six months for escalators, RPs must arrange registered lift and escalator engineers to conduct periodic examination thoroughly. They can only be operated after a signed safety certificate is issued.

Mr Chairman: That is very reasonable.

Manager Lau: Yes. We just want to safeguard everyone's safety by doing so. But be rest assured, the lift contractor and lift engineer we've hired are all registered and qualified under the Ordinance.

Mr Cheung: Other than the registrations, as the lifts and escalators contractors, we will comply with the Code of Practice on the Design and Construction of Lifts and Escalators and the Code of Practice on Lift Works and Escalator Works issued by EMSD to carry out design and works. And the Ordinance has strengthened the registration regime.

Scene 2A:

Location: (Registered Lift Contractor's Office)

Mr Cheung: Fellow colleagues, the new Lift and Escalators Ordinance has clearly set out the statutory requirements for registered lift and escalator contractors, and has upgraded the qualification requirements for registered lift and escalator engineers. All registered personnel must renew their registration every 5 years. Let's go to the conference room and I'll explain it in details.

Mr Cheung: The new Ordinance introduces the registration system for lift workers. Workers without registration are not allowed to carry out lift and escalator works without the supervision of qualified personnel. You must hurry up to register.

Shing and Ming : Got it.

Mr Cheung: Also you and registered engineer, John, must carry your registration cards

during the works for verification by the building's or EMSD's representatives. To ensure the lift's emergency device such as the lift's alarm system, intercom, emergency lighting system, or the ventilation fan etc. could function normally. The new Ordinance demands registered contractors to attend to the emergency within four hours after notification of the failure. If the emergency device can't be rectified, we must notify EMSD of the failure within 24 hours after we're aware of the failure, you must be prepared.

Shing and Ming: Got it.

Scene 2B:

Mr Cheung: I think it benefits all with the registration regime of workers. Recognising the workers' technical competence as well as exerting better control on workmanship.

David: That's right, and a new use permit is introduced in the new Ordinance. The new use permit clearly displays the expiry date of the permission to use the lift or escalator. Existing lift or escalator certificates are still effective under the new Ordinance, until the next due date of periodic examination.

Manager Lau: After receiving the use permit issued by EMSD, we'll post it in a conspicuous place in the lift.

Scene 2C:

Location: Lobby of the building

Scene 2D:

David: To enhance public monitoring, the new Ordinance stipulates if there is a specified incident relating to a lift or escalator leading to long service suspension, the registered contractor shall display a notice within four hours after becomes aware of the incident, specifying the reason for the suspension of this lift or escalator.

Mr Cheung: Because it is a statutory requirement, I hope the management office won't stop us from posting the notice.

Manager Lau: Absolutely not, it's for the best, or May would ask me what's going on every time.

May: I'm simply concerned for everyone's safety.

Scene 2E:

Scene 2F:

David: And RPs must keep the log-books covering the last three years' records at least. Registered contractors and registered engineers must enter information on the log-books and keep relevant records.

Manager Lau: In order to comply with the mentioned requirements our staff at the management office will ensure the registered lift engineer and registered lift workers will document all information in the log-book, regarding all lift works, incidents, failures and detailed records of previous examinations. Our colleagues will also sign in the log-book as confirmation and supervision. If the main contractor wants to subcontract any maintenance work to other registered lift and escalators contractors, in other words, the works will be carried out by the subcontractors. The main contractor must list clearly the names of the subcontractors in the log-book.

John: That's right, to have a thorough picture of previous works, our engineers and workmen have to sign the log-book. works will be documented and signed in the log-book, after completion of each assignment.

Because EMSD will request us to provide the log-book for their inspection if it is deemed necessary.

Scene 2G:

Scene 2J:

May: With this monitoring framework, no one would be slacking off.

Mr Cheung: That's for sure, we don't want to breach the law.

May: Breach the law?

John: If we fail to fulfill the duties as the RPs that leads to an incident, or obstruct any orders from EMSD, the use and operation of the lift will be prohibited, and it's also a breach of law.

Mr Cheung: That's why in the occurrences of any serious lift incidents, involving deaths or injuries, a failure occurs of the main drive system, a breakage of suspension ropes, a failed overload device etc. Pursuant to the new Ordinance, the RPs must notify EMSD and related registered lift contractor in writing within 24 hours as they're made aware of the incident.

David: The new Ordinance empowers EMSD to issue a series of orders such as prohibition order, cessation order, examination order, removal order and improvement order, requesting the RPs to properly manage lift works. Offenders may be liable for a fine and imprisonment upon conviction, if failing to comply to these orders or any requirement under this Ordinance. The maximum fine is \$200,000 and 12 months imprisonment.

May: A fine and imprisonment?

David: No need to panic. The Ordinance was enacted to safeguard everyone's safety, no one would be prosecuted with their full compliance. It ensures all users to have safe rides and easy access.

All: You've a point.

David: Yes, the Ordinance we've discussed today, not just applies to the lifts and escalators in private properties, but also to lifts and escalators in government buildings and public housing estates.

Scene 3:

May: What are you reading? Something interesting?

Manager Lau: Excellent timing, May. We've just received the Guidebook for Responsible Persons for Lifts sent from EMSD. Just checking if we're in compliance with the Lifts and Escalators Ordinance, to ensure our lifts to be in safe working order.

Mr Chairman: May, this way we can live in peace and be at ease.

Manager Lau: Absolutely.
