

Legislative Council Panel on Housing

Addition of Lifts in Housing Authority's Existing Public Housing Estates

Purpose

This paper aims to brief Members on the addition of lift towers, escalators, footbridges and other lift improvement works planned to be implemented in Housing Authority's (HA) existing public rental housing (PRH) estates.

Background

2. PRH estates constructed on hillsides are normally provided with staircases for connecting the different platforms within the estate or with the adjacent estate/public road. To further improve the pedestrian access based on local needs, we have in the past also provided lifts or escalators to some PRH estates which include Tai Wo Hau Estate, So Uk Estate, Tsz Ching Estate, Yau Tong Estate and Kwai Chung Estate.

3. Some of our PRH blocks built in the 70's are without lifts. Tenants are required to walk up and down the stairs. Due to an aging population, there is an increasing need to provide lift services to tenants. We ought to take a holistic approach to enhance the pedestrian circulation for our tenants and allow barrier-free access for the disabled and elderly.

A. Addition of Lifts, Escalators and Footbridges at External Areas

4. The addition of facilities such as escalators or lifts with footbridges are considered a more effective means for the pedestrians to overcome level differences. Escalators are however not suitable for wheelchair users and would only be used under circumstances where lift installations are technically not suitable due to site constraints.

5. In evaluating the need and priority on the addition of lifts or escalators on hillsides and at external areas, the following guiding principles will be adopted: -

(a) Vertical level difference

The vertical level difference between the platforms to be

connected should not be less than six metres (footbridges six metres above ground or equivalent to two-storey high would normally be provided with lifts).

(b) Land status

The proposed locations of any escalator, lift tower and associated footbridge must be within the estate boundary.

(c) Technical and social feasibility

Every proposal is subject to a feasibility study including the space requirement, clearance of underground utilities or obstructions, and the site geotechnical aspects, etc.

(d) Social Acceptability

We will consult the tenants and concerned groups and evaluate the impact on tenants during construction before committing to the additional facilities.

(e) Priority

Higher priority will be accorded to estates with a higher percentage of elderly tenants and where the additional facilities would benefit a larger number of tenants.

6. Based on the above guiding principles, we have started a survey among existing estates with a view to formulating an overall work programme. A list of the estates where feasibility studies, design or works are being carried out is shown in **Appendix I**. Once feasibility studies and consultation are completed, the relevant estates will be included in the overall work programme. We aim to formulate a five-year programme for implementing the improvement works and spending some \$230M by year 2013.

B. Addition of Lifts in Existing PRH Blocks Without Lift Service

7. At present, there are 35 blocks in 12 PRH estates which are without lift service. These blocks are mostly 7 storeys high. We have planned to add new lifts to these blocks under a five-year programme, subject to feasibility study and consultation with tenants and concerned groups. The provision of lift will in general take the form of a lift tower built adjacent to the block, with connections to the block on every floor.

8. Two new lifts in Tai Hing Estate have been completed under a pilot scheme of the programme and put to use in 2008, while construction and preparation work are under way in other estates, as detailed in **Appendix II**. We aim to complete the whole programme by 2013 with an estimated expenditure of \$ 220M.

C. Modernization Work for Lifts in Existing PRH

9. A structured lift modernization rolling programme has been put in place where the conditions of all lifts over 25 years of age are evaluated regularly. Lifts are replaced in accordance with priority based on their age, breakdown rates, and the benefits after replacement in terms of improved safety, comfort, travel time and energy efficiency. Opportunity is also taken to provide lift openings for every floor, if not previously provided, where the structure permits. We plan to roll out the replacement of about 100 lifts each year over the next five years with a total estimated expenditure of \$500M.

Creation of Additional Employment Opportunity

10. We have planned to shorten the work programmes referred to in paragraphs 6 to 8 above from five to four years, which would enable our tenants to enjoy these new facilities earlier and at the same time help creating job opportunities in the industry in view of the recent downturn of the economy. This together with Housing Department's construction works for new estates and other maintenance and improvement projects to be carried out would provide a total of some 10 000 jobs for the construction industry in 2009/10.

**Transport and Housing Bureau
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Addition of Lifts, Escalators and Footbridges at External Areas

Estates with works already completed or in progress:

Estate	Stage (addition of lifts)	Anticipated Completion Date
Kwai Chung Estate	Completed	Mid 2008
Sai Wan Estate	Under Construction	Early 2009
Kwai Shing East Estate	Under Construction	Mid 2009
Tin Wah Estate	Under Design	Mid 2012

Feasibility study is being carried out in the following estates:

Tsz Hong, Tsz Ching, Tsz Man, Tsz Lok, Shun Tin, Ping Tin, Lai King, Lai Yiu, Kwai Shing West, Shek Lei (II), Cheung Ching, Lei Muk Shue (II), Oi Man, Yiu Tung, Cheung Hong, Cheung Hang, Wah Fu (I) and Wah Fu (II).

Note: Additional estates may be included for feasibility study if the need for addition of lift is identified in future.

Addition of Lifts for PRH Blocks without Lift Service

Estate	Year of Completion	Block	Storey	No. of lift proposed to be installed	Stage
Tai Hing	1978	Hing Wai House	7	2	Completed
Yue Wan	1977	Yue Fung House	7	2	Under Construction
		Yue On House			
		Yue Tai House			
Lei Muk Shue (II)	1975	Block 4	7	1	Under tender
		Block 1	10	1	Under Study
Choi Hung	1963	Kam Hon House	7	9	Under Design
		Kam Pik House			
		Kam Wah House			
Shun On	1978	On Kwan House	7	1	Under Design
Ping Shek	1971	Tsuen Shek House	8	4	Under Design
		Yuk Shek House			
Wo Lok	1962	Cheung On House	7	9	Under Design
		Fu On House			
		Hing On House			
		Kin On House			
		Man On House			
		Ping On House			
		Tai On House			
Yee On House					
Pak Tin	1975	Block 1	8	6	Under Design
		Block 2			
		Block 3			
		Block 12	7		
Fuk Loi	1963	Wing Ning House	7	5	Under Design
		Wing Cheung House			
		Wing Ting House			
		Wing Hing House			
		Wing Lung House			
Shui Pin Wai	1981	Bik Shui House	7	1	Under Design
Lek Yuen	1976	Wah Fung House	8	2	Under Study
		Fu Yu House			
Kwai Shing West	1976	Block 2	7	2	Under Study
		Block 4			
		Block 7			