

Legislative Council Panel on Housing

Progress Report on Addition of Lifts and Escalators to Existing Public Rental Housing Estates

Purpose

This paper aims to brief Members on the progress of the programme for adding lifts, escalators and footbridges to the existing public rental housing (PRH) estates of the Hong Kong Housing Authority (HA).

Background

2. At the Legislative Council Panel on Housing meeting in December 2009, Members were briefed on the progress of our programme to enhance the pedestrian access in identified PRH estates to cater for the need of tenants requiring barrier-free access, in particular the elderly and the disabled. We will provide new lifts, escalators and footbridges in external areas of PRH blocks within estate boundaries to connect elevated platforms with large-level differences. Where technically feasible, we will also add lift towers to PRH blocks which were built without lift services. The enhancement programme is targeted for completion by 2012.

3. As part of an on-going lift modernisation programme, we will continue to replace lifts aged over 25 years and will take the opportunity to provide lift openings for floors currently without such openings, where the structure permits. The modernisation programme aims at replacing about 100 lifts each year over the next five years.

Progress Update

4. An update on the progress is as follows –

(a) Addition of Lifts, Escalators and Footbridges in External Areas

5. These projects in external areas within the PRH estate boundaries are making good progress and are on schedule, with details as set out at **Annex I**. In summary, 14 projects which were in feasibility and design stage when we reported last time have now been advanced to the design, tender and construction stage.

6. These projects often involve construction at the toes and crests of slopes and on existing footpaths. We faced considerable challenges in developing schemes where we face demanding site constraints such as limited works area, congested underground utilities and geotechnical complexities. At the same time, we take steps to minimise disturbance to pedestrians.

(b) Addition of Lifts in Existing PRH Blocks Without Lift Service

7. The projects are moving ahead as planned, with details set out at **Annex II**. Since the last report, we have completed the lifts for Yue Wan Estate, Lei Muk Shue (II) Block 4, Shui Pin Wai Estate and Choi Hung Estate. Work for the five estates which were at the design stage as reported last time are now in the tender or construction stage. Feasibility studies in two estates have been completed and design is now in progress.

8. The challenges faced include the decantation of some flats, alteration to the existing structures and disturbance to the tenants as well as ground floor shops during the construction. Through careful planning and with good communication with the stake-holders, we have managed to keep 2012 as the target completion date for these projects.

(c) Modernisation Work for Lifts in Existing PRH Estates

9. Lift modernisation projects are moving ahead as planned. In 2009 and 2010, we have awarded 15 lift modernisation projects involving 207 lifts in 15 PRH estates. In 2011, we plan to let out contracts to replace another 164 lifts.

Tenants Communication and Reaction

10. Lift modernisation work involves temporary suspension of lift service. Communication with and cooperation from tenants are central to the success of these improvement projects. We have communicated with our tenants as early as possible in the design stage, through the Estate Management Advisory Committee meetings and other special meetings, to ensure that the schemes meet their needs. Since the launching of the lift modernisation programme in 1989, we have solicited support from the tenants, who are well briefed on the benefits of the new facilities and the measures to minimise inevitable nuisance and inconvenience.

11. Members are invited to note the progress report on the addition of lifts, escalators and footbridges in HA's existing PRH estates.

**Transport and Housing Bureau
February 2011**

**Addition of Lifts, Escalators and Footbridges
within the Boundaries of PRH Estates**

(i) Summary of progress

Stage of work	No. of projects	
	November 2009	Current
Completed	3	3
Under construction	2	6
Tender	0	9
Design	3	3
Feasibility Study	13	0
Total	21	21

(ii) Progress in details

Estate		Stage of Work	Anticipated Completion Date	
Kwai Chung Estate	linking Tai Wo Hau	Completed	-	
	near Block 4	Under construction	2011/2012	
Sai Wan Estate		Completed	-	
Kwai Shing East Estate				
Kwai Shing West Estate		Design	2012	
Tin Wah Estate		Under construction	2011/2012	
Lei Muk Shue (II) Estate		Design	2012	
Shek Lei (II) Estate	near Shek Wai House	Under construction	2011	
	near Block 8	Tender	2012	
Tsz Lok Estate (Phase 1)				
Shun Tin Estate				
Ping Tin Estate				
Oi Man Estate				
Yiu Tung Estate				Design
Wah Fu (I) Estate				Tender
Wah Fu (II) Estate				
Cheung Ching Estate		Under construction		
Cheung Hong Estate				
Cheung Hang Estate				
Lai King Estate		Tender		
Lai Yiu Estate				

Addition of Lifts for PRH Blocks without Lift Service

(i) Summary of progress

Stage of work	No. of projects	
	November 2009	Current
Completed	1	5
Under construction	3	4
Tender	1	1
Design	8	5
Feasibility Study	3	-
Total	16	15 (see Note)

(ii) Progress in details

Estate	Block/House	Stage of Work	Anticipated Completion Date
Tai Hing Estate	Hing Wai	Completed	-
Yue Wan Estate	Yue Fung, Yue On, Yue Tai		
Lei Muk Shue (II) Estate	Block 4		
	Block 1	Design	2012
Shui Pin Wai Estate	Bik Shui House	Completed	-
Choi Hung Estate	Kam Hon, Kam Pik, Kam Wah		
Shun On Estate	On Kwan House		
Ping Shek Estate	Tsuen Shek, Yuk Shek	Under construction	2012
Wo Lok Estate	Cheung On, Fu On, Hing On, Kin On, Man On, Ping On, Tai On, Yee On		2011/2012
Pak Tin Estate	Block 1&3	Design	2012
	Block 2 & 12	Under construction	
Fuk Loi Estate	Wing Ning, Wing Cheung, Wing Ting, Wing Hing, Wing Lung	Tender	2012
Kwai Shing West Estate	Block 2	(see Note)	
	Block 7	Design	2012
	Block 4		
Lek Yuen Estate	Wah Fung, Fu Yu		

Note: No lift is required for Block 2 of Kwai Shing West Estate as access is already provided through Blocks 1 and 3.