

**Joint Meeting of the
LegCo Panel on Development and Panel on Housing
(24 February 2009)**

Maintenance of Lifts in Tenants Purchase Scheme Estates

Purpose

This paper briefs members on the maintenance of lifts in Tenants Purchase Scheme (TPS) estates and the latest support measures adopted by the Housing Authority (HA) to the Owners' Corporations (OCs) of TPS estates in respect of lift maintenance.

Background

Since inception of the TPS in early 1998, a total of 39 estates have been included in the scheme. Sitting tenants are given the choice to buy the flats they currently live in under TPS. More than 117 000 flats were sold as at end 2008 with more than 65 000 flats still available for sale to sitting tenants.

3. After sale, flat owners of TPS estates will form OCs in accordance with the Deeds of Mutual Covenant and the Building Management Ordinance. The HA will act as the manager of a TPS estate and appoint professional property management agencies to manage the estate within the first 24 months after the effective date of the title deed, or until the date an OC is formed, whichever is the earlier. Once an OC is formed, the HA will hand over the management of the estate to the OC. At present, all 39 TPS estates have their own OCs which have already taken over the management of these estates.

4. When the OCs are ready to take over the management responsibilities from the HA, the Housing Department will ask lift maintenance contractors to conduct a full examination and to sign to confirm the lift safety by its registered lift engineers. The lifts will then be handed over to the OCs and the professional property management agencies appointed for handling future maintenance services.

5. According to the Building Management Ordinance, the HA, in the capacity of the owner of the unsold flats, will appoint representatives to compete for the membership of the Management Committees of the OCs. Although the HA representatives are entitled to only one vote at the Management Committee meetings, they will share experience with other members and highlight the

advantages and significance of maintenance by original contractor at the Management Committee meetings. With respect to the tendering of contract for the maintenance and repair services for lifts, the HA representatives will also strongly recommend the original maintenance contractor. If the contract needs to be brought up for discussion at the general meetings, the HA representatives will, according to owners' undivided shares, only vote for awarding the contracts to the original contractor.

6. As one of the owners of the TPS estates, the HA is very concerned about the quality of maintenance and repair services of these estates. Therefore, the HA offers advice to the OCs from time to time. The HA representatives will also earnestly encourage the owners to make decisions in the overall interests of the estates so as to safeguard the interests of all owners and the HA.

Support Measures

7. In view of the recent lift incidents at the TPS estates, the Electrical and Mechanical Services Department (EMSD) and the HD has set up an inter-departmental working group to review the maintenance and repair services of the lifts at the TPS estates and also to formulate and implement improvement measures. At its first meeting on 16 January 2009, the working group agreed to implement the following measures -

- (a) To ensure safety of lift services, the EMSD is to launch an ad hoc inspection exercise for all 1 448 lifts in the TPS estates. The EMSD has asked lift contractors of TPS estates to check all the lifts in these estates within one month. Upon completion of this check-up, the EMSD will then carry out an inspection scheduled for completion by the end of March 2009. To cater for this special exercise, the HD has also seconded 8 technical staff to the EMSD to assist in its inspection work.
- (b) The HD will, with the assistance of the EMSD, arrange a series of seminars to share the key points of lift maintenance with the OCs of all TPS estates. The seminars are scheduled to commence in March 2009.
- (c) The representatives of the HA in the Management Committees will also provide professional advice to the OCs upon request so as to assist the OCs to monitor the performance of lift contractors.

8. With the above support measures, the HA aims at enhancing the understanding of lift maintenance matters by OCs of TPS estates and its property management agencies to enable them to properly plan and conduct lift maintenance work.

9. Members are invited to note the matters relating to lift maintenance in TPS estates.

Transport and Housing Bureau
February 2009