

政府總部
發展局
工務科

香港花園道美利大廈



Works Branch
Development Bureau
Government Secretariat
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By Fax (2869 6794)
17 June 2011

Ms Annette LAM
Clerk to Bills Committee
Legislative Council Secretariat
Legislative Council Building
8 Jackson Road, Central, Hong Kong

Dear Ms LAM,

Bills Committee on Lifts and Escalators Bill

**Administration's Response to Discussions at
Bills Committee Meeting held on 31 May 2011**

In response to Members' discussions at the Bills Committee meeting held on 31 May 2011, I am pleased to enclose the following documents:

- Appendix A — List of members of Task Force for Legislative Amendments to Lifts and Escalators (Safety) Ordinance;
- Appendix B — List of Registered Contractors under the Register of Lift Contractors and the Register of Escalator Contractors;
- Appendix C — Paper on "Analysis of Causes of Equipment Fault Related Lift Incidents";
- Appendix D — Paper on "Fees for Registrations and Renewal of Registrations as Registered Workers and Engineers";

Appendix E — Paper on “Transitional Arrangements for Lift and Escalator Engineers”; and

Appendix F — Paper on “Transitional Arrangements for Lift and Escalator Workers

Yours sincerely,

A handwritten signature in black ink, appearing to be 'Jimmy PM Chan', written in a cursive style.

(Jimmy PM CHAN)
for Secretary for Development

Encl.

c.c. w/encl.

Director of Electrical and Mechanical Services (Attn: Mr Alfred SIT)

Law Officer (Civil Law), Department of Justice (Attn: Ms Bonnie CHAU)

Law Draftsman, Department of Justice (Attn: Ms Frances HUI and Ms Angie LI)

《升降機及自動梯條例草案》
Lifts and Escalators Bill

《升降機及自動梯(安全)條例》修例建議籌委工作小組成員名單
List of Members of Task Force for Legislative Amendments to
Lifts and Escalators (Safety) Ordinance

	成員 Member	所屬機構 Representing Organisation	電話 Tel. No.
1	薛永恒先生 Mr Alfred SIT 崔偉誠先生 Mr WS CHUI	機電工程署 香港九龍啟成街 3 號 Electrical and Mechanical Services Department 3 Kai Shing Street, Kowloon, Hong Kong	2808 3645
2.	梁敬國先生 Mr. LEUNG King Kwok Godfrey	建造業工人註冊管理局 香港香港仔漁光道 95 號 6 樓 Construction Workers Registration Authority Level 6, 95 Yue Kwong Road, Aberdeen, Hong Kong	2871 5500
3.	郭敬威先生 Mr. KWOK King Wai, Raymond	建造業議會 香港灣仔告士打道 138 號聯合鹿島大廈 15 樓 Construction Industry Council 15/F, Allied Kajima Building, 138 Gloucester Road, Wanchai, Hong Kong	2100 9000

	成員 Member	所屬機構 Representing Organisation	電話 Tel. No.
4.	李國利先生 Mr. LEE Kwok Li 駱廣輝先生 Mr. LOK Kwong Fai 葉世華先生 Mr. YIP Sai Wa	電梯業協會 香港九龍灣宏開道 8 號其士商業中心 22 樓 The Lift and Escalator Contractors Association 22/F., Chevalier Commercial Centre 8 Wang Hoi Road, Kowloon Bay, Hong Kong	2756 4852
5.	李君慈先生 Mr. LI Kwan Chi Simon	註冊電梯營造商聯會有限公司 香港九龍灣啟興道 2 號太平洋貿易中心 17 樓 30 室 Registered Elevator and Escalator Contractors Association Ltd Rm 30, 17/F, Pacific Trade Centre 2 Kai Hing Road, Kowloon Bay, Hong Kong	2753 0010
6.	謝景華先生 Mr. TSE King Wa	香港電梯業總工會 香港九龍油麻地砵蘭街 62-66 號昌威大廈三字樓 A.B 座 Hong Kong General Union of Lift and Escalator Employees 3/F, Block A.B, Cheong Wai Building, 62-66 Portland Street, Yau Ma Tei, Hong Kong	2770 3822
7.	彭樹明先生 Ir. PANG Shu Ming 鍾福維先生 Ir. CHUNG Fuk Wai, Simon	香港工程師學會 香港銅鑼灣記利佐治街 1 號金堡中心 9 樓 The Hong Kong Institution of Engineers 9/F, Island Beverley, No. 1 Great George Street, Causeway Bay, Hong Kong	2895 4446

	成員 Member	所屬機構 Representing Organisation	電話 Tel. No.
8.	蘇廷弼先生 Mr. SO Ting Pat, Albert	國際電梯工程師協會(香港-中國分會) 香港九龍灣宏開道 8 號其士商業中心 22 樓 The International Association of Elevator Engineers (HK and China Branch) 22/F., Chevalier Commercial Centre 8 Wang Hoi Road, Kowloon Bay, Hong Kong	2756 4852
9.	李文光先生 Mr. LEE Man Kwong, Jonathan	屋宇設備運行及維修行政人員學會 香港尖沙咀郵政局郵政信箱 95872 Building Services Operation and Maintenance Executives Society P.O. Box 95872, Tsim Sha Tsui Post Office, Hong Kong	3110 1263
10.	黃啟漢先生 Mr. WONG Kai Hon, Charles 葉樹德先生 Mr. YIP Shu Tat	職業訓練局 香港薄扶林道 145 號薄扶林訓練中心綜 合大樓 4 樓 Vocational Training Council Electrical Industry Training Centre, 4/F, Pokfulam Training Centre Complex, 145 Pokfulam Road, Hong Kong	2538 2334
11.	李春犁先生 Mr. LEE Chun Lai, Andrew 孔祥光先生 Mr. Hung Cheung Kong	香港物業管理公司協會有限公司 香港灣仔港灣道 6-8 號瑞安中心 27 樓 2709-2711 室 The Hong Kong Association of Property Management Companies Units 2709-2711, 27/F, Shui On Centre 6-8 Harbour Road, Wanchai, Hong Kong	2186 6101

	成員 Member	所屬機構 Representing Organisation	電話 Tel. No.
12.	徐振景先生 Mr. CHUI Chun-king, Simon	消費者委員會 香港北角渣華道 191 號嘉華國際中心 22 樓 Consumer Council 22/F., K. Wah Centre 191 Java Road, North Point, Hong Kong	2856 3113

發展局

Development Bureau

二零一一年六月十七日

17 June 2011

《升降機及自動梯條例草案》
Lifts and Escalators Bill

列於升降機承建商名冊及/或自動梯承建商名冊內的註冊承建商名單
(截至二零一一年六月十七日)

List of Registered Contractors under Register of Lift Contractors and
Register of Escalator Contractors (as at 17 June 2011)

	機構 Organisation	備註 Remark	電話 Tel. No.
1.	雅文達(香港)電梯工程有限公司 香港九龍新蒲崗雙喜街7號 業豐工業大廈23樓4座 Amanti (HK) Lift & Escalator Engineering Limited Flat 4, 23/F, Yip Fung Building, 7 Sheung Hei Street, San Po Kong, Kowloon, Hong Kong	-	2329 8738
2.	安力電梯有限公司 香港北角英皇道510號 港運大廈13樓 Anlev Elex Elevator Ltd. 13/F, Island Place Tower, 510 King's Road, North Point, Hong Kong	電梯業協會會員 LECA Member	2561 8278

LECA : The Lift and Escalator Contractors Association

REECAL : The Registered Elevator and Escalator Contractors Association Limited

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	機構 Organisation	備註 Remark	電話 Tel. No.
3.	宏照工程有限公司 九龍官塘偉業街 149 號 彩虹工業大廈五樓 Antonfield Engineering Co., Ltd. 5/F, Rainbow Industrial Building, 149 Wai Yip Street, Kwun Tong, Kowloon	註冊電梯營造商聯 會有限公司會員 REECAL Member	2751 6675 2751 6676
*4.	聯誼工程有限公司 九龍新蒲崗太子道東 698 號 寶光商業中心 23 樓 Associated Engineers, Ltd. 23/F, Stelux House, 698 Prince Edward Road East, San Po Kong, Kowloon	-	2767 1000
5.	匯力電機工程有限公司 新界葵涌大連排道 152-160 號 金龍工業中心第 1 座 18 字樓 D 室 Association Electrical Engineering Limited Room D, 18/F., Block 1, Golden Dragon Industrial Centre, 152-160 Tai Lin Pai Road., Kwai Chung, New Territories	註冊電梯營造商聯 會有限公司會員 REECAL Member	2428 2608

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	機構 Organisation	備註 Remark	電話 Tel. No.
6.	<p>品豐機電工程有限公司 九龍觀塘道三八八號 創紀之城第一座二十九樓</p> <p>Ben Fung Machineries & Engineering Ltd. 29/F, Tower 1, Millennium City 1, 388 Kwun Tong Road, Kowloon</p>	<p>註冊電梯營造商聯 會有限公司會員 REECAL Member</p>	2786 6500
7.	<p>展偉工程有限公司 九龍九龍灣宏開道十九號 健力工業大廈三字樓一室</p> <p>Cheerwell Engineering Limited Unit 1, 3/F, Kenning Industrial Building, 19 Wang Hoi Road, Kowloon Bay, Kowloon</p>	-	2751 6163
8.	<p>其士(香港)有限公司 九龍九龍灣宏開道八號 其士商業中心二十二字樓</p> <p>Chevalier (HK) Limited 22/F, Chevalier Commercial Centre, 8 Wang Hoi Road, Kowloon Bay, Kowloon</p>	<p>電梯業協會會員 LECA Member</p>	2318 1818

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	機構 Organisation	備註 Remark	電話 Tel. No.
9.	稼達機電工程有限公司 新界葵涌葵昌路 26-38 號 豪華工業大廈 9 樓 A2 室 CKP Building Service Systems Ltd. Unit A2, 9/F, Hoover Industrial Building, 26-38 Kwai Cheong Road, Kwai Chung, New Territories	註冊電梯營造商聯 會有限公司會員 REECAL Member	2515 0902
10.	CNIM 香港有限公司 香港北角屈臣道 2-8 號 海景大廈 B 座 1203-4 室 CNIM Hong Kong Ltd. B1203-4 Seaview Estate, 2-8 Watson Road, North Point, Hong Kong	電梯業協會會員 LECA Member	2570 3135
*11.	振明電梯有限公司 新界屯門天后路 10 號 友德工業大廈地下 Chun Ming Elevator Co. Ltd. G/F, Yau Tak Industrial Building, 10 Tin Hau Road, Tuen Mun, New Territories	-	2468 8888

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	機構 Organisation	備註 Remark	電話 Tel. No.
12.	Chun Ming Engineering Co. Ltd. G/F, Yau Tak Industrial Building, 10 Tin Hau Road, Tuen Mun, New Territories 振明工程有限公司 新界屯門天后路 10 號 友德工業大廈地下	-	2468 8888
13.	電梯工程有限公司 九龍九龍灣宏開道八號 其士商業中心二十二字樓 Elevator Parts Engineering Company Limited 22/F, Chevalier Commercial Centre, 8 Wang Hoi Road, Kowloon Bay, Kowloon	註冊電梯營造商聯 會有限公司會員 REECAL Member	2331 5988
14.	耀天工程有限公司 九龍土瓜灣旭日街 1 號 A 福成工業大廈 11 樓 A 座 Eugene Engineering Co. Limited Flat A, 11/F, Fook Shing Industrial Building, 1A Yuk Yat Street, Tokwawan, Kowloon	-	2334 7553

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	機構 Organisation	備註 Remark	電話 Tel. No.
15.	富士達(香港)有限公司 香港干諾道西 188 號 香港商業中心三十四樓 Fujitec (HK) Co. Ltd. 34/F, Hong Kong Plaza, 188 Connaught Road West, Hong Kong	電梯業協會會員 LECA Member	2547 8339
*16.	Group Creation International Limited 7/F, Pearl Oriental Tower, 225 Nathan Road, Kowloon 創匯國際有限公司 九龍彌敦道 225 號 明珠廣場 7 字樓	-	3426 2029
17.	Hang Fung Lift Ltd. Room 6, 8/F., Block A, Fuk Keung Industrial Building, 66-68 Tong Mi Road, Kowloon 恒豐電梯有限公司 九龍塘尾道 66-68 號 福強工業大廈 A 座 8 樓 6 室	註冊電梯營造商聯 會有限公司會員 REECAL Member	2787 3268

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	機構 Organisation	備註 Remark	電話 Tel. No.
18.	日立電梯工程(香港)有限公司 九龍尖沙咀東部 科學館道九號 新東海商業中心十樓 Hitachi Elevator Engineering Co. (HK) Ltd. 10/F, New East Ocean Centre, 9 Science Museum Road, Tsimshatsui East, Kowloon	電梯業協會會員 LECA Member	2311 7611
19.	好歷(香港)有限公司 香港鰂魚涌華蘭路二十號 華蘭中心五樓二至三室 Holake (HK) Ltd. Unit 2-3, 5/F, Westlands Centre, 20 Westlands Road, Quarry Bay, Hong Kong	-	3651 2828
20.	好歷香港升降機有限公司 香港鰂魚涌華蘭路二十號 華蘭中心五樓二至三室 Holake Hong Kong Lifts Ltd. Unit 2-3, 5/F, Westlands Centre, 20 Westlands Road, Quarry Bay, Hong Kong	-	3651 2828

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	機構 Organisation	備註 Remark	電話 Tel. No.
*21.	香港國際貨櫃碼頭有限公司 新界葵涌貨櫃碼頭南路 四號貨櫃碼頭 Hongkong International Terminals Limited Terminal 4, Container Port Road South, Kwai Chung, New Territories	-	2619 6580
*22.	凱輝電梯工程有限公司 九龍長沙灣永康街 29-33 號 兆威工業中心 10 字樓 5 室 Hoi Fai Lift Engineering & Services Ltd. Unit 5, 10/F, Siu Wai Ind. Centre, 29-33 Wing Hong Street, Cheung Sha Wan, Kowloon	-	2307 0133
23.	捷高電梯有限公司 九龍長順街二十號 時豐中心六字樓二號室 Jekco Elevators Ltd. Unit 2, 6/F, Premier Centre, 20 Cheung Shun Street, Kowloon	-	2512 9968

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	機構 Organisation	備註 Remark	電話 Tel. No.
24.	通力電梯(香港)有限公司 九龍觀塘道三八八號 創紀之城一期第一座二十九字樓 KONE Elevator (HK) Ltd. 29/F, Tower 1, Millennium City 1, 388 Kwun Tong Road, Kowloon	電梯業協會會員 LECA Member	2786 6500
*25.	東哲電梯工程有限公司 九龍旺角塘尾道 64 號 龍駒企業大廈 2 字樓 B3 室 Lighthouse Elevator Engineering Limited Flat B3, 2/F, Lucky Horse Industrial Building, 64 Tong Mi Road, Mong Kok, Kowloon	-	2380 0233
*26.	Loedige Asia Limited 香港赤鱗角駿運道 2 號 機場空運中心商業大樓 1201-1202 室 Loedige Asia Limited 1201-1202, Commercial Building, Airport Freight Forwarding Centre, 2 Chun Wan Road, Chek Lap Kok, Hong Kong	-	2117 1572

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	機構 Organisation	備註 Remark	電話 Tel. No.
27.	三菱電梯香港有限公司 香港北角 渣華道 321 號 7 樓 Mitsubishi Elevator Hong Kong Company Limited 7/F, 321 Java Road, North Point, Hong Kong	電梯業協會會員 LECA Member	2510 1030
28.	香港鐵路有限公司 九龍九龍灣 德福廣場港鐵總部大樓 MTR Corporation Limited MTR Headquarters Building, Telford Plaza, Kowloon Bay, Kowloon	-	2993 2111
29.	力建電梯香港有限公司 新界葵涌工業街 23-31 號 美聯工業大廈 23 樓 D 室 Nikkin Lifts & Escalators Limited Unit D, 23/F, Mai Luen Industrial Building, 23-31 Kung Yip Street, Kwai Chung, New Territories	註冊電梯營造商聯 會有限公司會員 REECAL Member	2489 8885

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	機構 Organisation	備註 Remark	電話 Tel. No.
30.	<p>奧的斯電梯(香港)有限公司 香港英皇道 1111 號 太古城中心一期 15 樓</p> <p>Otis Elevator Company (HK) Limited 15/F., Cityplaza One, 1111 King's Road, Taikoo Shing, Hong Kong</p>	<p>電梯業協會會員 LECA Member</p>	2567 4411
31.	<p>富來工程有限公司 香港干諾道西 188 號 香港商業中心 3315 室</p> <p>Rich Mark Engineering Limited Room 3315, Hong Kong Plaza, 188 Connaught Road West, Hong Kong</p>	-	2915 5198
*32.	<p>聯興工程服務有限公司 新界荃灣德士古道 62-70 號 寶業大廈 A 座 9 樓 4 室</p> <p>Ring Hing Engineering Services Co., Ltd. A4, 9/F., Po Yip Building, 62-70 Texaco Road, Tsuen Wan, New Territories</p>	-	2148 4821

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	機構 Organisation	備註 Remark	電話 Tel. No.
33.	菱電電梯有限公司 香港北角 渣華道 321 號 7 樓 Ryoden Elevator Company Limited 7/F, 321 Java Road, North Point, Hong Kong	-	2510 1030
34.	菱電電梯有限公司 香港北角 渣華道 321 號 7 樓 Ryoden Lift Services Limited 7/F, 321 Java Road, North Point, Hong Kong	-	2510 1030
35.	迅達升降機(香港)有限公司 香港鰂魚涌 英皇道 979 號 太古坊德宏大廈 29 樓 Schindler Lifts (Hong Kong) Ltd. 29/F, Devon House, Taikoo Place, 979 King's Road, Quarry Bay, Hong Kong	電梯業協會會員 LECA Member	2516 8168

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	機構 Organisation	備註 Remark	電話 Tel. No.
36.	<p>長安工程有限公司 香港德輔道中 199 號 無限極廣場 2503 室</p> <p>Shan On Engineering Company Limited Room 2503, Infinitus Plaza, 199 Des Voeux Road Central, Hong Kong</p>	<p>電梯業協會會員 LECA Member</p>	2545 0222
37.	<p>信科工程有限公司 九龍官塘道 448-458 號 官塘工業中心第三期 10 樓 Q 室</p> <p>Shineford Engineering Limited Flat Q, 10/F, Phase 3, Kwun Tong Ind. Centre, 448-458 Kwun Tong Road, Kowloon</p>	-	2412 3268
38.	<p>星瑪電梯(香港)有限公司 香港新界沙田石門 安耀街 3 號 匯達大廈 16 樓 1602-10 室</p> <p>Sigma Elevator (HK) Ltd. Units 1602-10, 16/F., Delta House, 3 On Yiu Street, Shek Mun, Shatin, N.T., Hong Kong</p>	<p>電梯業協會會員 LECA Member</p>	2598 6822

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	機構 Organisation	備註 Remark	電話 Tel. No.
*39.	<p>南龍機電工程有限公司 香港柴灣嘉業街十二號 百樂門大廈七樓</p> <p>Southa Technical Limited 7/F, Paramount Building, 12 Ka Yip Street, Chai Wan, Hong Kong</p>	<p>註冊電梯營造商聯 會有限公司會員 REECAL Member</p>	2963 7122
40.	<p>新輝機械有限公司 香港銅鑼灣信德街 9-11 號 百威商業大廈 17 樓</p> <p>Sun Fai Engineering & Equipment Co., Ltd. 17/F, Parkview Commercial Building, 9-11 Shelter Street, Causeway Bay, Hong Kong</p>	-	2890 7777
*41.	<p>臺日電梯(香港)有限公司 香港柴灣 永泰街 60 號 柴灣工業城第一期 11 樓 2 室</p> <p>Taizoom Elevator Co.(H.K.)Ltd. Room 02, 11/F, Chai Wan Industrial City, Phase 1, 60 Wing Tai Road, Chai Wan, Hong Kong</p>	<p>註冊電梯營造商聯 會有限公司會員 REECAL Member</p>	2790 4283

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	機構 Organisation	備註 Remark	電話 Tel. No.
*42.	德利電梯工程有限公司 九龍紅磡鶴園東街4號 恆藝珠寶大廈606-607室 Tak Lee Elevator Engineering Co., Ltd. 606-607, 6/F, Heng Ngai Jewelry Centre, 4 Hok Yuen St., East, Hung Hom, Kowloon	-	2334 0606 2334 1731
43.	達輝工程有限公司 九龍塘尾道66-68號 福強工業大廈A座8樓6室 Techfaith Engineering Limited Room 6, 8/F, Block A, Fuk Keung Industrial Building, 66-68 Tong Mi Road, Kowloon	-	2787 3268
44.	捷運電梯有限公司 九龍九龍灣常悅道十一號 新明大廈7樓702室 The Express Lift Company Limited Room 702, 7/F, New Bright Building, 11 Sheung Yuet Road, Kowloon Bay, Kowloon	-	2889 2727

LECA : The Lift and Escalator Contractors Association

REECAL : The Registered Elevator and Escalator Contractors Association Limited

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	機構 Organisation	備註 Remark	電話 Tel. No.
45.	蒂森克虜伯電梯(香港)有限公司 九龍紅磡崇平街二號 富德中心 605-606 室 ThyssenKrupp Elevator (HK) Limited Units 605-606, Hilder Centre, 2 Sung Ping Street, Hunghom, Kowloon	-	2766 0218
*46.	時運電梯工程有限公司 九龍油麻地炮台街 95-105 號 德基大廈一字樓 9-15 室 Toki Elevator Engineering Ltd. Room 9-15, 1/F., Tak Kei Building, 95-105 Battery Street, Yau Ma Tei, Kowloon	註冊電梯營造商聯 會有限公司會員 REECAL Member	2770 1739
*47.	威迪工程有限公司 九龍長沙灣長裕街 5 號 中國宏興大廈 6 樓 E 室 Vertex Engineering Limited Flat E, 6/F, China Fen Hin Building, 5 Cheung Yue Street, Cheung Sha Wan, Kowloon	-	2406 2698

LECA : The Lift and Escalator Contractors Association

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	機構 Organisation	備註 Remark	電話 Tel. No.
*48.	偉達電梯有限公司 九龍新蒲崗大有街三十四號 新科技廣場 6 樓 601 室 Whole Safe Ltd. Unit 601, 6/F, New Tech Plaza, 34 Tai Yau Street, San Po Kong, Kowloon	-	2529 9218

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二零一一年六月十七日

17 June 2011

LECA : The Lift and Escalator Contractors Association

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Bills Committee on Lifts and Escalators Bill

Analysis of Causes of Equipment Fault Related Lift Incidents

Purpose

This paper aims to give an analysis of the causes of equipment fault related lift incidents in recent years.

Background

2. In the five years period from 2006 to 2010, the Electrical and Mechanical Services Department (EMSD) received notifications of totally 173 cases of lift incidents¹ related to equipment fault². Details of equipment faults are listed in **Annex 1**.

Analysis of the causes of equipment fault related lift incidents

3. The equipment faults in the 173 lift incidents mentioned in paragraph 2 above include bearing failure, breakage of suspension ropes, overheated driving motors, dislodged guide rails, door lock and door re-opening device failure, ineffective contacts of electrical components, faulty floor leveling devices, etc. Although the operation of the lifts involved was affected by the equipment faults, the safety systems of the lifts have immediately been activated to stop the lifts in safe positions during the incidents. As such, the incidents had not caused serious casualties.

4. In summary, the causes of the 173 equipment fault related lift incidents can be grouped into four categories according to their nature (see **Annex 2**):

- (i) faulty leveling control devices;
- (ii) inadequate maintenance of suspension ropes;
- (iii) defective components lacking proper maintenance ; and
- (iv) others (including failures of components).

¹ Since 2008, EMSD has been publishing the relevant information of lift incidents regularly on its website.

² Incidents, like passenger entrapment cases caused by power supply failure, incidents due to passenger health conditions or passenger behaviour were not classified as “Equipment Fault” cases, and are not included in the 173 cases.

5. Amongst the lift incidents, 56 cases were related to faulty leveling control devices; six cases related to inadequate maintenance of suspension ropes; 23 cases related to defective components lacking proper maintenance; and 88 cases related to other causes (including failures of components).

6. The construction of lifts is complex and they contain numerous components. Due to frequent usage of lifts, equipment faults arising from wear and tear of the components are inevitable and therefore regular maintenance and replacements of worn-out components are necessary. In general, some of the equipment fault related incidents including defective components lacking proper maintenance and breakages of suspension ropes could be effectively prevented through regular inspections, repairs and maintenance. However, some of the incidents were caused by failures of individual components, such as electronic parts, and it would be generally more difficult to detect these irregularities by inspections or through regular maintenance. In this regard, to safeguard lift users, every lift has been equipped with an effective safety system to stop the lift car in a safe position if equipment faults should occur.

Further Enhancement to the Control of Lift and Escalator Safety

7. In the past few years, the Government has implemented a package of multi-pronged improvement measures under the framework of the Lifts and Escalators (Safety) Ordinance (Cap. 327) (the LESO). These measures include enhancing the existing codes of practice, disclosure of contractors' performance, stepping up inspections and enhancing publicity. To further strengthen the control over lift safety and to prevent lift incidents from happening, the Lifts and Escalators Bill (the Bill) introduces a series of enhancement control measures.

Strengthening the registration regime of personnel engaged in lift and escalator works

8. The quality of trade practitioners is of paramount importance in ensuring lift safety as well as preventing lift incidents, the Bill contains the following measures to strengthen the regulation of lift workers, engineers and contractors.

- (i) Introduction of a registration system for lift and escalator

workers — The Bill introduces a registration system for workers in order to recognize their competence, exert better control of workmanship, promote continuous self-development, institute sanctions against improper and unsafe practices, and replace the existing employment-tied competent worker arrangement.

- (ii) *Uplifting qualification requirements for registration as lift and escalator engineers* — To bring the qualification of engineering professionals responsible for lift and escalator works up to a level compatible with other legislation for building safety control³, the Bill requires them to be registered professional engineers of stipulated disciplines with at least two years' relevant working experience before they may be considered for registration as lift engineers. In addition, to ensure that all registered lift engineers will continue to upkeep themselves with latest technological developments, they will be required to renew their registrations every five years.
- (iii) *Enhancement of the registration system for lift and escalator contractors* — The Bill has stipulated the factors that the Director of Electrical and Mechanical Services (DEMS) would consider when deciding whether to grant a registration to an applicant. The factors include whether the applicant has and is capable of maintaining the necessary facilities, resources and workforce to carry out lift works, and whether the applicant is capable of obtaining technical assistance or other support from any other person, including a lift manufacturer, in case that is required. Furthermore, a registration renewal system for contractors on five-year basis will be introduced to provide a mechanism for continual compliance checking.

Increasing the penalty levels of offences

9. The maximum fine and imprisonment period for safety related offences under the LESO, as revised in 1993, are HK\$10,000 and 12

³ For example, under the Builders' Lifts and Tower Working Platforms (Safety) Ordinance (Cap. 470), the registered examiner for carrying out periodic examinations of builders' lifts or tower working platforms needs to be a registered professional engineer of a relevant discipline registered under the Engineers Registration Ordinance (Cap. 409).

months respectively. To achieve the necessary punitive and deterrent effects, the penalty levels of the offences under the LESO will be adjusted such that they are on par with the penalty levels of ordinances of similar nature. It is proposed to increase the maximum fine to HK\$200,000 whilst the maximum imprisonment period will remain at 12 months⁴.

Extending the coverage of the legislation

10. The Bill extends the statutory duties of lift owners to all other persons who have the management or control of lifts, including relevant management companies of buildings and management staff of an organization. Since these persons are playing an important role in the normal operation of lifts, the Administration considers that such extension can help preventing lift and escalator incidents and meets the principle of shared responsibility.

Other amendments to enhance operation and enforcement

11. To enhance operational efficiency and enforcement effectiveness, the Bill will improve the regulatory processes to bring in more flexibility. The improvement measures include conferring power on DEMS to issue Improvement Orders for expediting the rectification of non-compliance with statutory requirements and practices, allowing more flexibility for responsible persons⁵ to schedule lift examinations without affecting safety, and introducing a new use permit containing concise information of the lift such as expiry date of examination to better promote user surveillance.

Advice Sought

12. Members are invited to note on the above analysis of equipment fault related lift incidents.

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⁴ As an example, a person may be subject to maximum penalty if he uses or operates a lift in contravention of a Prohibition Order issued by DEMS unless it is established that the person did not know and could not with reasonable diligence have discovered the prohibition.

⁵ Under the Bill, responsible person in relation to a lift means (a) a person who owns the lift; or (b) any other person who has the management or control of the lift.

**Equipment Fault Lift Incidents Reported to EMSD in 2010
(Total No.: 35 cases)**

No.	Incident Date	Location	Incident Nature
1	02/12/10	Springfield Garden Yuen Chau Kok Street Shatin	Stoppage of lift service due to damage of the selector
2	31/10/10	Fu Shin Estate Commercial Complex Tai Po	Passenger entrapment due to defective slow down switch
3	07/10/10	Asia Orient Tower Place 33 Lockhart Road WanChai	Passenger entrapment due to defective level sensor
4	28/09/10	Block 2 Heng Fa Chuen Shing Tai Road Chai Wan	Passenger entrapment due to defective position detector
5	11/09/10	Tsui Lai Garden Sheung Shui	Stoppage of lift service due to failure of the counterweight
6	09/09/10	Ka Ming Court 688 Castle Peak Road Shum Shui Po	Fire due to breakage of suspension rope
7	31/08/10	Taikoo Shing Cityplaza Two Taikoo City	Passenger's loss of balance due to defective leveling device
8	30/08/10	Ocean Building Shanghai Street Jordan	Passenger's loss of balance due to defective leveling device
9	13/08/10	Block A 608 Castle Peak Road Sham Shui Po	Fire due to defective motor equipment
10	10/08/10	Pacific Trade Centre Kowloon Bay	Passenger's loss of balance due to defective leveling sensor
11	06/08/10	World Finance Centre South Tower Tsim Sha Tsui	Passenger's loss balance due to defective leveling device
12	22/07/10	Shum Shui Po MTR Station	Stoppage of stairlift due to defective stabilizer bracket screw
13	17/07/10	Lai Ting House Lai Yan Court Lai King	Fire due to defective electrical component
14	14/07/10	Tai Shun House 4 Hong Cheung Street Sai Wan Ho	Stoppage of lift due to defective leveling device
15	30/06/10	Regal Riverside Hotel Tai Chung Kiu Road Shatin	Stoppage of lift due to defective counterweight roller-guide
16	17/06/10	Tak Nga Court Tai Po	Passenger entrapment due to worn out bearing of the governor pulley
17	16/06/10	HK Academy Medicine Wong Chuk Hang	Passenger's loss balance due to slippery of the braking component
18	07/06/10	Eaton Hotel 380 Nathan Road Jordan	Stoppage of lift service due to broken suspension ropes
19	26/05/10	Pok Hong Estate Shatin	Passenger's loss balance due to broken guide shoe
20	20/05/10	Two Pacific Place Office Block Queensway	Passenger entrapment due to defective travel pulse transmitter
21	07/05/10	The Manhattan 33 Tai Tam Road Tai Tam	Passenger's loss of balance due to defective leveling device
22	06/05/10	Heng Yuet House Heng On Estate Ma On Shan	Stoppage of lift due to defective wiring connection
23	05/05/10	Golden Dragon Building 77 Kung Lok Road Kwun Tong	Fire due to defective electrical component
24	25/04/10	Po Foo Building 1-5 Foo Ming Street Causeway Bay	Passenger entrapment due to defective car door component
25	16/04/10	SKH Tsang Shiu Tin Secondary School Shatin	Passenger's loss balance due to defective leveling device
26	10/04/10	43 Dundas Street Mong Kok	Motor equipment damaged
27	09/04/10	Winfield Buidling 1-14 Ventris Happy Valley	Passenger's loss balance due to defective leveling device
28	25/03/10	Fai Lam House Tsui Lam Estate Tseung Kwan O	Passenger's loss balance due to defective leveling device
29	15/03/10	Kam Dat House Kam Ying Court Ma On Shan	Motor equipment damaged
30	15/03/10	Tak Yue Mansion 4-6 Dock Street Hung Hom	Fire due to defective electrical component
31	08/03/10	Enterprise Square 5 Kowloon Bay	Passenger's loss balance due to defective leveling device
32	28/01/10	233 Fa Yuen Street Mong Kok	Passenger injury due to defective electrical component
33	26/12/09	Shatin Galleria Shatin	Fire due to defective electrical component
34	19/12/09	Tin Shui Estate Commercial Centre Tin Shui Wai	Passenger entrapment due to defective guide shoe
35	16/12/09	49 Village Road Happy Valley	Vehicle damaged due to malfunction of the hydraulic component

Equipment Fault Lift Incidents Reported to EMSD in 2009 (Total No.: 42 cases)

No.	Incident Date	Location	Incident Nature
1	21/11/09	Shing Yin House Tin Shing Court Tin Shui Wau	Passenger entrapment due to activation of the governor pulley switch
2	17/11/09	Block 1 Tai Ping Industrial Centre Tai Po	Wear and tear of the governor rope
3	31/10/09	Block B1 Kornhill Quarry Bay	Passenger loss of balance due to instability of car door component
4	29/10/09	Sun Hung Kai Centre 30 Harbour Road Wanchai	Passenger injury due to defective electrical component
5	26/10/09	Wan Hang House Wan Tau Tong Estate Tai Po	Passenger loss of balance due to instability of leveling control device
6	23/10/09	Hui Shun House Hiu Lai Court Kwun Tong	Passenger loss of balance due to instability of leveling control device
7	18/10/09	Nga Tsui House Lok Nga Court Nga Tau Kok	Activated safety system due to defective control device
8	20/09/09	Tung Yat House Lei Tung Estate Apleichau	Passenger loss of balance due to defective leveling control device
9	11/09/09	Concordia Plaza Science Museum Road Tsim Sha Tsui	Passenger loss of balance due to defective leveling control device
10	31/08/09	Houston Centre 63 Mody Road Tsimshatsui East	Fire due to defective electrical component
11	13/08/09	Pak Tat Mansion 6 Nam King Street Jordan	Fire due to defective electrical component
12	14/07/09	Jubilee Garden, Fo Tan, Shatin	Stoppage of lift service due to instability of control equipment
13	20/06/09	Shui On Court 1-3 Tai Yuen Street Wanchai	Passenger entrapment due to instability of control equipment
14	06/06/09	Lung Fung Garden Car Park Sheung Shui	Fire due to defective electrical component
15	04/06/09	Block 2 Lok Hin Terrace Chai Wan	Passenger entrapment due to malfunction of the position detectors
16	10/05/09	Park Avenue Tower Moreton Terrace Causeway Bay	Passenger injury due to dislocation of car ceiling decoration
17	09/05/09	Tsim Sha Tsui Station Tsuen Wan Rail Line	Passenger loss of balance due to defective control equipment
18	06/05/09	Block 4 Jubilee Garden Fo Tan	Passenger entrapment due to defective car door component
19	05/05/09	Hing On House Sui Wo Court Fo Tan	Passenger entrapment due to defective control equipment
20	28/04/09	Block E Amoy Gardens Ngau Tau Kok	Passenger entrapment due to defective floor selector
21	21/04/09	38 Hau Wo Street Kennedy Town	Passenger entrapment due to defective car door component
22	20/04/09	Yue Hwa Godown Building Kwai Chung	Fire due to defective electrical component
23	11/04/09	Luk Yeung Galleria (Shopping Centre) Tsuen Wan	Passenger entrapment due to defective car door component
24	09/04/09	Metro Centre Phase II Lam Hing Street Kowloon Bay	Passenger entrapment due to instability of control equipment
25	30/03/09	Capital Commercial Building Shanghai Street Yau Ma Tei	Passenger entrapment due to dislocation of leveling sensor
26	12/03/09	Westlands Centre 20 Westlands Road Quarry Bay	Suspension rope pulled out of the socket termination
27	09/03/09	Granville Building 14 Granville Road Tsim Sha Tsui	Passenger loss of balance due to instability of leveling control device
28	03/03/09	Pearl City Mansion Peterson Street Causeway Bay	Passenger loss of balance due to instability of leveling control device
29	25/02/09	Heng Sing House Heng On Estate Ma On Shan	Poor contact of lift car position and call registration devices
30	19/02/09	Hong Sang House Kin Sang Estate Tuen Mun	Passenger entrapment due to defective car door component
31	18/02/09	World Commercial Centre Harbour City Tsim Sha Tsui	Fire due to defective electrical component
32	18/02/09	Sung Kee Factory Building Kwai Chung	Passenger entrapment due to damaged car door sill
33	17/02/09	Block 7 Braemar Hill Mansions North Point	Passenger entrapment due to defective floor selection device
34	7/2/2009	Block 4 Phase 1 Tai Hing Garden Tuen Mun	Passenger entrapment due to defective controlling device
35	26/01/09	Block 1 Heng Fa Chuen Chai Wan	Passenger loss of balance due to instability of leveling control device
36	15/01/09	Millennium City 1 Kwun Ton Road KwunTong	Passenger entrapment due to fault tripping signal
37	13/01/09	Lung Cheung House Lung Poon Court Wong Tai Sin	Passenger entrapment due to defective compensation ropes
38	11/01/09	Heng Shan House Heng On Estate Ma On Shan	Passenger entrapment due to broken suspension ropes
39	11/01/09	Fu Shing House Fung Shing Court Shatin	Passenger loss of balance due to instability of leveling control device
40	05/01/09	Lai Sun Commercial Centre Cheung Sha Wan Road	Passenger entrapment due to defective control equipment
41	21/12/08	Tai Tung House Tung Tau (II) Estate Wong Tai Sin	Passenger loss of balance due to instability of leveling control device
42	02/12/08	Yuk On House Kam On Court Ma On Shan	Passenger entrapment due to defective motor equipment

Equipment Fault Lift Incidents Reported to EMSD in 2008 (Total No.: 36 cases)

No.	Incident Date	Location	Incident Nature
1	27/12/2008	Come On Building Castle Peak Road Tuen Mun	Fire due to poor power transformer insulation
2	16/12/2008	Tam Kung Mansion 45-63 Tam Kung Road To Kwa Wan	Passenger entrapment due to fault tripping signal
3	28/11/2008	Wo Yat House Wo Ming Court Tseung Kwan O	Passenger entrapment due to fault tripping signal
4	27/11/2008	Shin Chui House Fu Shin Estate Tai Po	Passenger entrapment due to failure of the governor suspension rope
5	24/11/2008	Beneville Block 3 Tuen Mun	Passenger loss of balance due to poor governor switch contact
6	23/11/2008	114 How Ming Street Kwun Tong	Brake pad overheat
7	20/11/2008	One Islands East Quarry Bay	Passenger entrapment due to fault tripping signal
8	12/11/2008	Central MTR Station, Central	Passenger entrapment due to fault tripping signal
9	10/11/2008	Pacific Building 65-67 Kimberly Road Tsim Sha Tsui	Fire due to defective electrical component
10	10/11/2008	Shin King House Fu Shin Estate Tai Po	Passenger entrapment due to activation of the compensation rope limited switch
11	9/11/2008	Wan Lam House Wan Tau Tong Estate Tai Po	Passenger entrapment due to broken suspension ropes
12	29/10/2008	Belvedere Garden Phase 2 Tsuen Wan	Fire due to defective electrical component
13	25/10/2008	Shin Nga House Fu Shin Estate Tai Po	Breakage of suspension ropes due to bearing failure
14	18/10/2008	Choi Mui House Block F Choi Ming Court Tseung Kwan O	Passenger loss of balance due to instability of leveling control device
15	14/10/2008	27-29 Poplar Street Sham Shui Po	Passenger entrapment due to broken suspension ropes
16	25/9/2008	Odeon Building 28 Shu Kuk Street North Point	Fire due to defective electrical component
17	8/9/2008	Nga Tsui House Lok Nga Court Ngau Tau Kok	Passenger loss of balance due to instability of leveling control device
18	2/9/2008	Sun Tuen Mun Centre 55-65 Lung Mun Road Tuen Mun	Passenger hit by lift door due to malfunction of door opening device
19	23/8/2008	Odeon Building 28 Shu Kuk Street North Point	Fire due to defective electrical component
20	5/8/2008	Siu Hang House Siu Hong Court Tuen Mun	Passenger loss of balance due to instability of leveling control device
21	1/8/2008	Greenfield Garden, 1 Fung Shu Wo Road, Tsing Yi	Passenger loss of balance due to instability of leveling control device
22	29/7/2008	Wing Fai Center Fanling	Passenger loss of balance due to instability of leveling control device
23	28/7/2008	Great Eagle Centre 23 Harbour Road Wan Chai	Passenger entrapment due to defective electrical component
24	28/7/2008	Kwun Tong Harbour Plaza 182 Wai Yip Street Kwun Tong	Passenger entrapment due to fault tripping signal
25	27/7/2008	Kam Wah Garden 1 Tuen Lung Street Tuen Mun	Passenger entrapment due to instability of control device
26	26/7/2008	Yiu Tsui House Kai Tsui Court Siu Sai Wan	Passenger loss of balance due to instability of leveling control device
27	4/7/2008	Bank of China Central	Fire due to poor brake contact
28	25/6/2008	Ka Yee House Ka Wai Chuen Hung Hom	Passenger loss of balance due to defective motor component.
29	26/5/2008	Fuk Chiu Factory Building 20 Bute Street Mongkok	Passenger loss of balance due to instability of leveling control device
30	11/5/2008	Leung King Estate Shopping Centre Tuen Mun	Passenger entrapment due to defective electrical component
31	20/4/2008	APM Millennium City 5 418 Kwun Tong Road Kwun Tong	Passenger entrapment broken tension spring
32	9/4/2008	Ka Lun House Siu Lun Court Tuen Mun	Passenger entrapment due to defective generator component
33	30/3/2008	Garden Estate Tower 1 Ngau Tau Kok Road Ngau Tau Kok	Passenger loss of balance due to defective brake contact
34	27/2/2008	Block 8 Heng Fa Chuen Chai Wan	Passenger loss of balance due to instability of leveling control device
35	19/2/2008	Block 14 Tai Po Centre 3 On Pong Road Tai Po	Passenger entrapment due to defective power switch contact
36	25/1/2008	Yau Tai House Tin Yau Court Tin Shui Wai	Passenger loss of balance due to instability of leveling control device

Equipment Fault Lift Incidents Reported to EMSD in 2007 (Total No.: 27 cases)

No.	Incident Date	Location	Incident Nature
1	24/12/2007	Sun Tuen Mun Centre 55-65 Lung Mun Road, Tuen Mun	Passenger loss of balance due to defective leveling control device
2	30/11/2007	30-48 Russell Street WanChai	Smoke due to overheat of motor component
3	26/11/2007	Kwai Yin Court Tai Wo Hau Tsuwn Wan	Passenger loss of balance due to defective leveling control device
4	5/11/2007	Yardley Commercial Building 3-6 Connaught Road Sheung Wan	Passenger loss of balance due to defective leveling control device
5	22/10/2007	San Woon House San Wai Court Tuen Mun	Passenger loss of balance due to defective leveling control device
6	9/10/2007	Maritime Bay Tseung Kwan O	Passenger entrapment due to defective car door lock
7	20/9/2007	Times Square 1 Matheson Street Causeway Bay	Stoppage of lift service due to defective bearing
8	11/9/2007	Tsuen Wan Garden 15-23 Castle Peak Road Tsuen Wan	Fire due to short circuit of electrical wire
9	8/9/2007	Choi Chung House Choi Ming Court Tseng Kwan O	Passenger loss of balance due to defective leveling control device
10	20/8/2007	56 Repulse Bay Road Southern Repulse Bay	Falling object inside the lift car
11	10/8/2007	Heng Cheong Industiral Building Cheung Sha Wan	Stoppage of lift service due to defective door re-opening device
12	1/8/2007	Park Vale Kings' Road 1060 Quarry Bay	Passenger loss of balance due to defective leveling control device
13	19/7/2007	The Royal Pacific Hotel 33 Canton Road Tsim Sha Tsui	Passenger entrapment due to poor contact of electrical component
14	12/7/2007	Tai Po Centre 15 Tai Wo Road Tai Po	Passenger loss of balance due to defective leveling control device
15	1/7/2007	Wing Cheong Building 404-412 Reclamation Street Mongkok	Abnormal car movement due to defective brake component
16	24/6/2007	Sun Tuen Mun Centre 55-65 Lung Mun Road Tuen Mun	Passenger loss of balance due to defective leveling control device
17	11/6/2007	Tak Shing House Des Voeux Road Central	Falling object inside the lift car
18	5/5/2007	INB Tower, 308 Des Voeux Road Central	Worker injury due to moving component
19	1/5/2007	1-17 Sai Lau Kok Road Tsuen Wan	Stoppage of lift service due to defective leveling control device
20	28/4/2007	Luk Hoi tung Building 31 Queen's Road Central	Passenger loss of balance due to defective leveling control device
21	2/4/2007	Sun Tuen Mun Centre 55-65 Lung Mun Road Tuen Mun	Passenger loss of balance due to defective leveling control device
22	1/4/2007	Riviera Gardens Tuen Wan	Passenger loss of balance due to defective leveling control device
23	29/3/2007	Riviera Gardens Tuen Wan	Passenger loss of balance due to defective leveling control device
24	28/2/2007	Hanway Industrial Bldg Sun On Street Tuen Mun	Stoppage of lift service due to defective landing door component
25	26/2/2007	9 Sun Yip Street Eastern Chai Wan	Passenger loss of balance due to defective car door component
26	13/1/2007	771-775 Nathan Road Mongkok	Passenger entrapment due to broken machine component
27	5/1/2007	Enterprise Square Two 3 Sheung Yuet Rd, Kowloon Bay	Passenger entrapment due to defective leveling control device

Equipment Fault Lift Incidents Reported to EMSD in 2006 (Total No.: 33 cases)

No.	Incident Date	Location	Incident Nature
1	19/12/2006	191-197 Woo Sung Street Tsim Sha Tsui	Passenger entrapment due to defective electrical component
2	14/10/2006	Ho Lik Center 64-66 Sha Tsui Road Tsuen Wan	Passenger entrapment due to dislodgement of the door lock
3	2/10/2006	Ying King Mansion 192 - 198 Hennessy Road Wanchai	Passenger entrapment due to defective electrical component
4	24/9/2006	Realty Gardens Conduit Road Mid-level	Passenger loss of balance due to defective leveling control device
5	15/9/2006	Healthy Village Pak Fuk Road North Point	Passenger entrapment due to dislodgement of the door lock
6	14/9/2006	Tung Ping House Lei Tung Estate Apleichau	Passenger entrapment due to oil leakage of the gear box
7	21/8/2006	Parkland Villas Tuen On Lane Tuen Mun	Passenger entrapment due to defective electrical component
8	7/8/2006	Phase I Pictorial Garden Shatin	Passenger entrapment due to defective electrical component
9	30/7/2006	Yat Ching House Yat Chinf Court Lai Chi Kok	Passenger entrapment due to defective electrical component
10	25/7/2006	Kiu Kwan Mansion Kings' Road Norht Point	Passenger entrapment due to defective electrical component
11	29/6/2006	Yan Pak House Hong Pak Court Lam Tin	Passenger entrapment due to defective electrical component
12	24/6/2006	Two Chinachem Plaza Des Voeux Road Central Central	Passenger entrapment due to defective electrical component
13	22/6/2006	Haven Mansion Woo Sung Street Jordan	Worker injury due to moving component
14	30/5/2006	Parkland Villas Tuen On Lane Tuen Mun	Passenger injury due to defective door re-opening device
15	28/5/2006	Discovery Park 398 Castle Peak Road Tsuen Wan	Passenger entrapment due to defective electrical component
16	28/5/2006	Tsing Yi Town Lot 116 Tsing Yi	Passenger entrapment due to defective electrical component
17	16/5/2006	New Town Plaza Phase I Shatin	Falling object inside the lift car
18	2/5/2006	Fook Shing Mansion Des Voeux Road West Sheung Wan	Falling object inside the lift car
19	30/4/2006	Nga Hei House Siu Hei Court Tuen Mun	Falling object inside the lift car
20	18/4/2006	Kong Nam Industrial Building Castle Peak Road Tsuen Wan	Falling object inside the lift car
21	16/4/2006	Tung Fat Building 206 Fa Yuen Street Mongkok	Passenger injury due to defective door re-opening device
22	10/4/2006	Tsuen Wan West Station (West Rail) Tsuen Wan	Passenger injury due to defective door re-opening device
23	1/4/2006	Kwai Shing East Shopping Centre Kwai Shing	Falling object inside the lift car
24	17/3/2006	The SHH Rehabilitation Centre, 85 Yue Kwong Road, Aberdeen	Passenger loss of balance due to defective leveling control device
25	10/3/2006	Sun Hing Garden Tai Po	Passenger loss of balance due to defective electrical component
26	24/2/2006	China Taiping Tower Causeway Bay	Passenger entrapment due to defective electrical component
27	22/2/2006	KCRC HQ Building Fo Tan	Passenger entrapment due to defective electrical component
28	1/2/2006	Tempo Court Braemar Hill Road North Point	Stoppage of lift service due to defective car door lock
29	27/1/2006	Ching Wah Court Footbridge Tsing Yi	Passenger loss of balance due to defective car door lock
30	21/1/2006	Three Pacific Place No. 1 Queen's Rd East Wan Chai	Passenger loss of balance due to defective leveling control device
31	14/1/2006	Block 15 Lei King Wan Sai Wan Ho	Passenger entrapment due to defective electrical component
32	10/1/2006	Fu Yi Yuen Chi Fu Fa Yuen Pokfulam	Passenger injury due to defective door re-opening device
33	3/1/2006	Hin Tsui House Kai Tsui Court Chai Wan	Passenger loss of balance due to defective electrical component

Annex 2

Category of Equipment Fault Related Lift Incidents from 2006 to 2010

Year	2006	2007	2008	2009	2010	Total	%
Incidents related to Equipment Fault (on yearly basis)	33	27	36	42	35	173	
(i) Faulty leveling control devices ^(a)	2	14	9	12	16	56	32
(ii) Inadequate maintenance of suspension ropes	0	0	2	2	2	6	4
(iii) Defective devices lacking proper maintenance	3	3	2	5	10	23	13
(iv) others (including failures of components ^(b))	28	10	23	23	7	88	51

Remarks:

- (a) Leveling control devices includes floor selectors, floor sensors and leveling sensors of a lift.
- (b) Components includes control systems, contactors, relays, the driving machine, cables, brakes, door locks, bearings, guide rails and the counterweight of a lift.

Bills Committee on Lifts and Escalators Bill

Fees for Registration and Renewal of Registration as Registered Workers and Engineers

Purpose

This paper aims to provide a preliminary estimate of the level of fees for registration and renewal of registration as registered workers and engineers upon the enactment of the Lifts and Escalators Bill (“the Bill”).

Registration and Renewal of Registration for Workers and Engineers

Workers

2. A registration system is proposed to be introduced under the Bill for lift and escalator workers. The purpose of the registration system is to establish a unified skills standard to replace the existing arrangement of “competent worker” as recognized by registered lift and escalator contractors, which is applicable to most existing competent workers. In addition to ensuring practicing standard of workers, the system can also institute sanctions against workers adopting improper and unsafe practices. Furthermore, the requirement of registration renewal can promote continuous development of practitioners.

3. Those who are interested in becoming registered lift or escalator workers or to renew their registrations are required to prove that the requirements stipulated under the Bill and relevant regulations are met, and to pay the prescribed fees. The Bill stipulates that registered lift or escalator workers have to renew their registrations every 5 years.

Engineers

4. There is already a registration system for lift and escalator engineers under the Lifts and Escalators (Safety) Ordinance (Cap. 327). At present, holders of higher diploma or higher certificate in relevant disciplines, who are in possession of the necessary working experience, can apply for registration under the Lifts and Escalators (Safety) Ordinance (Cap. 327) as registered lift or escalator engineers. To uplift the qualification requirements of professional personnel responsible for

lifts and escalators to a level¹ commensurate with other legislations for regulating building safety, only those registered professional engineers² of relevant disciplines who have at least two years relevant working experience will be considered for registration as registered lift or escalator engineers. They are also required to pay the relevant fees. The Bill also stipulates that registered lift or escalator engineers have to renew their registrations every five years.

Fees for application for registration and renewal of registration

5. It is an established Government policy that fees charged by the Government should in general be set at levels adequate to recover the full cost of providing the goods or services. Such principle will be followed in determining the level of application fees for registration and renewal of registration as registered lift and escalator workers and engineers. The Administration will carefully consider all relevant factors, including fairness principle as well as the need and the views of practitioners.

6. The assessment of applications for registration and renewal of registration is regarded as a kind of government services and hence the fees will be set, similar to those of other Government services, in accordance with the “user-pay” principle to recover full cost of the services provided. The assessment fees will cover essentially staff cost incurred in processing the applications (e.g. staff receiving applications, preparing documents, verifying the qualifications stated in the applications, etc.), departmental expenses (e.g. computer facilities, office premises, etc.) and other associated expenditure such as consumable items. The Administration will regularly review such fees and, where necessary, make adjustment to maintain the fees at a reasonable level.

7. Based on 2010 price level, we estimate that the respective fees for applications for registration and renewal of registration at five years intervals are at level of HK\$500. In respect of the application fees for registrations as a registered engineer, reference will be made to the level

¹ For example, registered examiners responsible for periodic examinations of builders’ lifts or tower working platforms are required by the Builders’ Lifts and Tower Working Platforms (Safety) Ordinance, Cap. 470, to be a professional engineer in a relevant discipline and is registered under the Engineers Registration Ordinance, Cap. 409.

² According to the Engineers Registration Ordinance, Cap. 409, anyone who satisfies the conditions as follows, and some other requirements, can apply for registration as a professional engineer: he/she is a member of the Hong Kong Institution of Engineers or the equivalent, has had 1 year’s relevant professional experience in Hong Kong before the date of his/her application for registration, and is ordinarily resident in Hong Kong.

of fees set under the existing Lifts and Escalators (Safety) (Fees) Regulations (Cap. 327A). The corresponding fees for application for renewal of registration will be similar to that for workers. Details of the relevant chargeable items and the preliminary estimate of fees are shown in **Annex 1**.

8. To ensure that the arrangement is fair and reasonable to the applicants, the Administration has made reference to the level of fees of similar registration systems, e.g. the fees for application for registration and renewal of registration of three years period for registered electrical workers under the Electricity (Registration) Regulations (Cap. 406D) are HK\$475, the fees for application for registration and renewal of registration of three years period as competent persons under the Electricity Supply Lines (Protection) Regulation (Cap. 406H) are HK\$436 and HK\$423 respectively, and the fees for application for registration and renewal of registration of 3 years period as registered examiners under the Builders Lifts and Tower Working Platforms (Safety) (Fees) Regulation (Cap. 470A) are HK\$4,125 and HK\$615 respectively.

9. In preparation of the Bill, we have maintained close communications with industry stakeholders through the Task Force for Legislative Amendments to the Lifts and Escalators (Safety) Ordinance established by EMSD, and other channels. The level of fees for registration and renewal of registration has been discussed in the Task Force. The Administration has accepted the proposal of permitting single application for registration, as well as renewal of registration, at the same time as a lift worker and an escalator worker at a similar fee level, i.e. HK\$500. Industry stakeholders have not posed any objection to the arrangement.

10. Following enactment of the Bill, we shall introduce relevant regulation to the Legislative Council.

Advice Sought

11. Members are invited to comment on the above estimate regarding the fees for registration and renewal of registration as registered workers and engineers.

Development Bureau
17 June 2011

**Preliminary Estimate of Fees for
Applications for Registration and Renewal of Registration as
Lift and Escalator Workers and Engineers**

	Registration and Renewal of Registration	Existing Fee³ (HK\$)	Preliminary Estimate of Fee (HK\$)
1.	Application for registration as a lift engineer	4,490	By adjusting the existing fees to reflect change in price level
2.	Application for registration as an escalator engineer	4,490	
3.	Single application for registration at the same time as a lift engineer and an escalator engineer	4,675	
4.	Application for renewal of registration as a lift engineer	NA	at 500 level (to be finalized by detailed cost calculation)
5.	Application for renewal of registration as an escalator engineer	NA	
6.	Single application for renewal at the same time of registrations as a lift engineer and an escalator engineer	NA	
7.	Application for registration as a lift worker	NA	
8.	Application for registration as an escalator worker	NA	
9.	Single application for registration at the same time as a lift worker and an escalator worker	NA	
10.	Application for renewal of registration as a lift worker	NA	
11.	Application for renewal of registration as an escalator worker	NA	
12.	Single application for renewal at the same time of registrations as a lift worker and an escalator worker	NA	

NA — not applicable

³ Existing fee means the fee under the Lifts and Escalators (Safety) (Fees) Regulations, (Chapter 327A).

Bills Committee on Lifts and Escalators Bill

Transitional Arrangements for Lift and Escalator Engineers

Purpose

This paper outlines the transitional arrangements set up for practicing lift and escalator engineers under the Lifts and Escalators Bill (the Bill).

Background

2. Under the Lifts and Escalators (Safety) Ordinance (Cap. 327) (LESO), one may seek registration as a lift and escalator engineer if he or she is in possession of a qualification at, or higher than a higher diploma or higher certificate in stipulated disciplines, and either (i) has completed an apprenticeship in stipulated discipline of not less than two years, and has not less than three years' subsequent working experience, or (ii) has not less than five years' relevant working experience.

3. To bring the qualification of engineering professionals responsible for lift and escalator works up to a level compatible with other legislation for building safety control¹, the Bill requires them to be registered professional engineers (RPEs) of stipulated disciplines² with at least two years' relevant working experience before they may be considered for registration as lift or escalator engineers. Registered engineers are required to renew their registrations every five years with continuous working and self-development requirements mandated for renewal.

¹ For example, under the Builders' Lifts and Tower Working Platforms (Safety) Ordinance (Cap. 470), the registered examiner for carrying out periodic examination of builders' lifts or tower platforms needs to be a registered professional engineer of relevant discipline registered under the Engineers Registration Ordinance (Cap. 409).

² Under the Engineers' Registration Ordinance (Cap. 409), a person may be registered as a registered professional engineer if, among other requirements, he is a member of the HKIE or equivalent, has had at least one year of relevant professional experience in Hong Kong before the date of his application for registration, and is ordinarily resident in Hong Kong.

4. In order not to jeopardize the livelihood of practicing lift and escalator engineers and for ensuring sufficient manpower could be deployed in the trade to provide services, certain requirements will be waived during the transition.

Transitional Arrangements

5. The Administration has provided three transitional arrangements in the Bill, viz. (i) lift or escalator engineers who are registered under LESO will be deemed to be registered as lift or escalator engineers under the proposed legislation; (ii) to retain the existing registration qualification requirements during the transitional period, and (iii) to allow persons who are in possession of a qualification at, or higher than degree in recognized disciplines and have not less than four years' relevant working experience to seek registrations during the transitional period.

6. Under the Bill, at the time the proposed legislation comes into operation, lift engineers and escalator engineers registered under LESO will respectively be recognized as registered lift engineers and escalator engineers under the proposed legislation. This one-off transitional arrangement is to ensure the availability of adequate lift and escalator engineers to examine lifts and escalators in Hong Kong when the proposed legislation comes into operation.

7. As the second transitional arrangement, the Bill retains the registration qualification requirements under LESO. Any person who has been practicing in the trade before the coming into operation of the proposed legislation can seek registrations according to the existing qualification requirements. During the transitional period, the Administration will adopt appropriate measures to ensure that the repeal of this transitional arrangement will not create adverse impacts to the livelihood of trade practitioners or the manpower situation of the trade. The measures include notifying trade practitioners such transitional arrangement, and monitoring the number of engineers in the trade. Our preliminary estimate is that there will be a need to retain this transitional arrangement for about five years.

8. At present, only a small percentage (6%) of the existing

engineers registered under the LESO possesses the RPE qualification. As the third transitional arrangement, the Bill allows candidates who are in possession of a qualification at, or higher than degree in recognized disciplines and have not less than four years' relevant working experience³ to seek registrations during the transitional period. The Administration will review the timetable of repealing this arrangement at the lapse of five years from the time the proposed legislation becomes effective. During the transitional period, the Administration will continue to work with lift and escalator contractors associations, qualified trade undertakings and the Hong Kong Institution of Engineers to encourage existing lift and escalator engineers to obtain RPE status and set up recognized professional training programmes for engineering graduates to sit for professional examinations leading to RPE qualifications.

9. To deal with contingent events (for example, the number of engineers in the trade is found seriously declining) more flexibly, the Administration does not specify in the Bill the expiry dates of the second and third transitional arrangements. The Administration will adopt the above-mentioned measures for uplifting the qualification requirements for lift and escalator engineers in a smoother manner and will repeal the second and third type of transitional arrangements at suitable time.

Advice Sought

10. Members are invited to comment on the transitional arrangements for lift and escalator engineers as outlined above.

Development Bureau
17 June 2011

³ The four years experience requirement is based on the minimum qualification and experience required for application for professional membership of HKIE through the normal route.

Bills Committee on Lifts and Escalators Bill

Transitional Arrangements for Lift and Escalator Workers

Purpose

This paper outlines the transitional arrangements set up for practicing lift and escalator workers under the Lifts and Escalators Bill (the Bill).

Background

2. Under the Lifts and Escalators (Safety) Ordinance (Cap. 327) (the LESO), there are two routes for experienced lift and escalator workers to acquire the status of competent lift workers or competent escalator workers¹. Route 1 is to meet the stipulated academic or training requirement and have not less than 4 years' relevant working experience. Route 2 is to satisfy the stipulated employment requirement and have the recognition of a registered contractor that the worker has acquired sufficient experience or training to carry out lift or escalator works competently. Competent workers who have obtained the recognized status via Route 2 (amount to about 75% of all competent workers) may lose their status of being competent lift workers or competent escalator workers when they are no longer employed by the registered contractor.

3. The Bill introduces a registration system for lift and escalator workers in order to recognize their competence, exert better control of workmanship, promote continuous self-development, institute sanctions against improper and unsafe practices in performing lift and escalator works, and replace the existing employment-tied arrangement. Under the Bill, an experienced worker who (i) meets the stipulated academic requirement and has not less than 4 years' relevant working experience; or (ii) has not less than 8 years' relevant working experience and has passed a recognized trade test. Registered workers are required to renew

¹ Pursuant to section 29A of the LESO, "competent lift workers" and "competent escalator workers" who are under the employment of registered lift contractors and registered escalator contractors, as appropriate, are respectively authorized to carry out lift works and escalator works independently and to supervise others to perform such works.

their registrations every five years with working and self-development requirements mandated for renewal.

4. In order not to jeopardize the livelihood of practicing lift and escalator workers and for ensuring sufficient manpower resources could be deployed in the trade to provide services, certain requirements will be waived during the transition.

Transitional Arrangements

5. In connection with the new registration system, the Administration has established two transitional arrangements, viz. retaining the existing competent worker arrangement, and allowing workers to seek registrations through Route 2.

6. The Bill retains the existing competent worker arrangement to enable experienced workers with qualifications equivalent to existing competent lift workers or competent escalator workers to carry out lift or escalator works based on their recognition status without being registered as lift or escalator workers or under direct supervision by a qualified person. Our preliminary estimate is that there will be a need to retain this transitional arrangement for about 1 year so as to provide adequate time for about 5 000 existing competent workers to seek registrations without affecting their livelihood, and to ensure the availability of adequate experienced lift and escalator workers when the proposed legislation comes into operation. During the transitional period, the Administration will adopt appropriate measures to facilitate the implementation of the new registration system. The measures include arranging staff to the offices of registered lift and escalator contractors to facilitate qualified workers to apply for registrations.

7. As the second transitional arrangement, the Bill allows workers who satisfy Route 2 requirements to apply for registrations as lift or escalator workers. Our preliminary estimate is that there is a need to retain this transitional arrangement for about 5 years such that workers not in possession of the stipulated academic attainment but are currently practicing lift or escalator works can seek registrations by satisfying the requirements under Route 2. During the transitional period, the

Administration will adopt appropriate measures to ensure that the repeal of this transitional arrangement will not adversely affect the livelihood of existing workers or the human resources in the trade. The measures will include notifying workers (both practicing in the trade before or after the proposed legislation comes into operation) of the transitional arrangement, monitoring the operation of the new registration system and the human resources in the trade.

8. To enable dealing with contingent event (for example, the number of workers in the trade is found seriously declining) more flexibly, the Administration does not specify in the Bill the expiry dates of the second and third transitional arrangements. The Administration will adopt the above-mentioned measures for smooth upgrading the qualification requirements for lift and escalator engineers and timely repeal of the transitional arrangements.

Advice Sought

9. Members are invited to comment on the transitional arrangements for lift and escalator workers as outlined above.

Development Bureau

17 June 2011