

Legislative Council Panel on Housing

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

Purpose

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

Background

2. At the Legislative Council Panel on Housing meeting in December 2009 and February 2011, 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, the elderly and the disabled in particular, requiring barrier-free access. Enhancement works include the provision of new lifts, escalators and footbridges in external areas within PRH estate boundaries to connect elevated platforms with large-level differences and, where technically feasible, addition of lift towers to PRH blocks built without lift services. The current enhancement programme is targeted for completion in 2012.

3. The lift modernization programme in all existing PRH estates is an on-going programme. The HA will continue to modernize lifts aged over 25 years and will take the opportunity to provide lift openings for floors currently without any, where the structure permits. The modernization programme will cover approximately 100 lifts each year over the next five years.

Progress Update

4. An update on the progress on these two programmes is as follows –

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

5. The projects in external areas within PRH estate boundaries are moving ahead as planned with details set out at **Annex I**. Six projects were completed as at mid-April 2012. The remaining 15 projects are now under construction and expected to be completed in 2012.

6. These projects often involve piling and superstructure works at toes and crests of slopes together with extensive temporary works and sometimes significant slope improvement works. Because of this, we have encountered considerable challenges in implementing some projects to cope with demanding site constraints as well as limited working area and complicated geotechnical conditions. To shorten construction time on site and to minimize possible nuisance to tenants, the HA has as far as possible used steel lift towers, steel footbridges and off-site prefabrication of parts. We have also maintained close liaison with other Government Department to ensure timely and uninterrupted delivery and to facilitate the hoisting of prefabricated parts into place.

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

7. These projects have been making good progress and are on schedule, with details set out at **Annex II**. Five projects were completed as at mid-April 2012 and a further nine projects are now under construction.

8. Once again, the HA encountered some challenges in carrying out these projects, which include the need to clear some flats to allow for access points for the new lifts, alteration to some existing structures to accommodate some new external lift towers as well as the installation of various measures to minimize disturbance to the tenants of both domestic flats and ground floor shops during construction. Since construction works involve noisy site work such as demolition, rock breaking and piling construction, and as the work sites are often adjacent to domestic flats, the HA has implemented appropriate noise mitigation measures and also shortened the construction period to minimize disturbance to the tenants. Through careful planning and effective communication with the stake-holders, the HA has managed to keep 2012 as the target completion date.

(c) Modernization Work for Lifts in Existing PRH Estates

9. Lift modernization projects are moving ahead as planned. In 2011, we awarded eight lift modernization projects involving 177 lifts in eight PRH estates. In 2012, we plan to let out contracts to further replace approximately 100 lifts.

Tenants Communication and Reaction

10. Lift addition works in external areas and within existing PRH blocks and lift modernization works inevitably have to be carried out near to tenant's units. Communication with and cooperation from tenants are key to

the success of these improvement projects. The HA has communicated with our tenants as early as possible in the design stage, through the Estate Management Advisory Committee meetings and other ad hoc meetings, to ensure that the projects will meet their needs. The HA will also brief tenants on the benefits of the new facilities and the measures adopted to minimize possible nuisance and inconvenience to them during construction. We understand that the improvement programmes are welcomed by the tenants.

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

**Transport and Housing Bureau
May 2012**

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

(i) Summary of Progress

Stage of work	Progress	
	As at 10 February 2011	As at 15 April 2012
Project completed	14%	29%
Project under construction	29%	71%
Tender completed	43%	100%
Design completed	86%	100%
Feasibility study completed	100%	100%

(ii) Completion Timeline

Up to	Cumulative Percentage of Projects Completed
15 April 2012	29%
2nd quarter of 2012	52%
3rd quarter of 2012	81%
4th quarter of 2012	100%

Addition of Lifts for PRH Blocks without Lift Service

(i) Summary of Progress

Stage of work	Progress	
	As at 10 February 2011	As at 15 April 2012
Project completed	33%	36%
Project under construction	27%	64%
Tender completed	60%	100%
Design completed	67%	100%
Feasibility study completed	100%	100%

(ii) Completion Timeline

Up to	Cumulative Percentage of Projects Completed
15 April 2012	36%
2nd quarter of 2012	42%
3rd quarter of 2012	71%
4th quarter of 2012	100%