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Panel on Housing

Meeting on 4 May 2015

Updated background brief on "Progress of addition of lifts, escalators and footbridges in the Hong Kong Housing Authority's existing public rental housing estates" prepared by the Legislative Council Secretariat

Purpose

This paper provides updated background information on addition of lifts, escalators and footbridges in the Hong Kong Housing Authority ("HA")'s existing public rental housing ("PRH") estates, and gives a brief account of the views and concerns expressed by members of the Panel on Housing ("the Panel") on the subject during the discussions in 2013 and 2014.

Background

Lift Addition Programme

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 enhance pedestrian access in PRH estates in response to the needs of PRH tenants, in particular the elderly and the disabled, HA has been implementing the Lift Addition Programme ("LAP") since 2008.

3. Stage 1 of LAP included the provision of new lifts, escalators and footbridges in common areas within PRH estate boundaries to connect platforms with large-level differences and, where technically feasible, addition of new lifts to PRH blocks built without lift services. All projects under Stage 1 of LAP have been completed. As a result, a total of 70 lifts, six escalators and 18 footbridges were added in 29 existing PRH estates¹.

¹ See paragraph 34 of LC Paper No. [CB\(1\)437/14-15\(01\)](#)

4. To allow for continuous enhancement to the pedestrian access for PRH tenants, LAP has become an on-going programme. To support the Government's initiative to promote "Universal Accessibility" announced in 2012, HA has also included in LAP the addition of lifts beside existing footbridges within PRH estate boundaries.

5. In early 2013, HA launched Stage 2 of LAP which included the addition of 13 lifts in eight PRH estates. As a whole, HA would follow the main guiding principles below in determining whether or not to add new lift facilities under Stage 2 of LAP² –

- (a) topographical factors (vertical rise);
- (b) existing accessibility of footbridges;
- (c) social acceptability;
- (d) effectiveness on spending public resource;
- (e) technical feasibility; and
- (f) estate redevelopment potential.

6. Projects under Stage 2 of LAP are expected to be completed in 2016. Details of these projects are set out in **Appendix I**.

7. At the Panel's request at the meeting on 7 April 2014, the Administration has provided information on the PRH blocks where lift services are not provided or not provided in full and the reasons behind. The relevant information is set out in **Appendices II and III**.

Lift modernization programme

8. The lift modernization programme ("LMP") for existing PRH estates is an on-going programme. Under the programme, HA will modernize lifts aged over 25 years and take the opportunity to provide lift openings for floors currently without any, where the structure permits. According to the information provided by the Administration, seven lift modernization projects involving 121 lifts in seven PRH estates were provided in 2013. HA has a plan to modernize 83 lifts in four PRH estates in 2014-2015³. Details of these projects are set out in **Appendix IV**.

² See paragraph 10 of LC Paper No. [CB\(1\)826/12-13\(05\)](#)

³ See paragraph 3.1(b) of LC Paper No. [CB\(1\)1915/13-14\(02\)](#)

Deliberations of the Panel

9. The Panel received updates on the progress of LAP and LMP regularly, and was last briefed on the latest progress at its meeting on 7 April 2014. The major views and concerns expressed by members at the meetings on 15 April 2013 and 7 April 2014 are summarized in the ensuing paragraphs.

Progress of LAP

10. Noting that the scale of Stage 2 of LAP was smaller than that of Stage 1, some members expressed concern about the timing of adding lifts to the remaining PRH blocks without lift services. The Administration responded that aged PRH estates that were most in need of lifts had been included in Stage 1. HA had basically accomplished the works to add lifts to existing PRH blocks without lift services where technically feasible and cost-effective. The remaining domestic blocks without lift services were low-rise rural housing blocks, low-rise interim housing blocks, blocks where lift addition was technically infeasible due to inadequate space to accommodate a new lift, or blocks with lift service in adjoining blocks. Stage 2 of LAP was launched in 2013 to add lifts to connect elevated platforms in external areas and existing footbridges within PRH estates. While Stage 2 of LAP was expected to be completed in 2016, preparatory work for Stage 3 would commence in the second half of 2014. HA would continue to invite views from the public for further planning.

PRH blocks without lift services

11. Some members asked how HA would improve the situation of some aged PRH estates where lift services were not provided or not available at certain floors. Members hoped that with LAP and LMP, the number of PRH units which did not have lift services would be reduced. The Administration responded that HA had encountered some challenges in carrying out lift addition projects, which included the need to clear some flats to allow for access points for the new lifts, alteration to some existing structures to accommodate new 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. While efforts would be made to provide lifts in PRH estates as far as possible, there were some older estates where lifts could not be provided due to technical difficulties. Tenants living in units without lift services could apply for transfer if they were in need of such services. Members urged HA to reach out to needy tenants, such as the elderly and the disabled, to assist them in applying for transfer if necessary.

Providing lifts for wheel-chair users

12. Members were concerned whether all PRH estates would be provided with "universal accessibility" upon completion of LAP. Some members pointed out that it was difficult for wheel-chair users to commute between housing blocks, estate shopping centres, and other public facilities via escalators. In this connection, they urged the Administration to provide lifts in Cheung Ching Estate and Kwai Shing East Estate where there was a large-level difference between the estate shopping centre and the housing blocks uphill. The Administration responded that lifts had been added as far as practicable to estate shopping malls and where it was technically infeasible to do so, ramps would be provided. HA would continue to improve the accessibility between domestic blocks and estate shopping malls.

Setting priority for lift modernization works

13. Some members enquired about the number of lifts due for replacement and the criteria for setting replacement priority. The Administration responded that as existing lifts in service would gradually reach the service life of over 25 years, some 100 lifts would be replaced in each of the coming few years. To enjoy the economy of scale from the bulk contracts awarded, some lifts with special circumstances would be replaced before they reached the end of their service life. HA would make reference to the usage and maintenance records in setting priority for lift modernization works.

14. Noting that HA had completed a review of the redevelopment potential of 22 aged PRH estates, some members urged the Administration to avoid the recurrence of the Pak Tin case in which lifts had to be demolished shortly after they were installed due to redevelopment. The Administration responded that HA would ensure that where lifts were provided at PRH estates, they would be used for at least six years.

Minimizing inconvenience to tenants during lift enhancement works

15. Citing the inconvenience caused to residents of Lai Kok Estate due to the suspension of lift services for modernization works as an example, members emphasized the need to shorten the time required for the lift enhancement works. The Administration advised that to minimize the inconvenience caused by the works, only one lift would be closed while the rest would remain in service. HA would look for ways to shorten the time required for the works, which was about nine to 10.5 months.

Recent developments

16. On 10 April 2015, a site visit to Kwai Shing West Estate and Kwai Shing East Estate was held for members to receive a briefing on LAP and observe the installation of lifts in these estates.

17. The Administration will brief members on the latest progress of the programme to add or modernize lifts, escalators and footbridges in HA's existing PRH estates at the Panel meeting on 4 May 2015.

Relevant papers

18. A list of relevant papers is in **Appendix V**.

Council Business Division 1
Legislative Council Secretariat
29 April 2015

Appendix I

Lift addition projects under Stage 2 of the Lift Addition Programme

Estate	Stage (as at March 2014)	Anticipated completion year
Kwai Shing West	Tendering	2015
Lai King	Under construction	2015
Wo Lok	Tendering	2015
Kwong Tin	Design and statutory approval	2016
Oi Man		2016
Hing Tung		2016
Cheung Ching		2016
Choi Wan (II) (near Fung Chak House)		2016
Choi Wan (II) (near King Kung House and Ming Lai House)		2016

Source: See LC paper No. [CB\(1\)1189/13-14\(04\)](#)

Public rental housing blocks ("PRH") without lift services
(information provided by the Administration in August 2014)

Reasons for not providing lift services	PRH Blocks
Three to four storey rural PRH blocks	<ul style="list-style-type: none"> • Lung Tin Estate – Tin Fook House, Tin Tak House, Tin Fu House, Tin Kwai House, Tin Hei House, Tin Choi House and Tin Shing House • Cheung Kwai Estate – Cheung Fung House, Cheung Shun House, Cheung Shing House, Cheung King House, Cheung Fu House, Cheung Kwong House, Cheung Yue House, Cheung Hing House, Cheung Wong House, Cheung Foon House, Cheung Chi House, Cheung Lok House, Cheung Yick House, Cheung Wing House, Cheung Wah House, Cheung Fat House, Cheung Nga House and Cheung Tak House.
Four to six storey interim housing blocks	<ul style="list-style-type: none"> • Long Bin Interim Housing – Blocks 10-17
PRH blocks with small number of domestic units per floor and where lift addition is not technically feasible due to inadequate area to accommodate the new lift	<ul style="list-style-type: none"> • Model Housing — Man Shun House, Man King House, Man Ning House, Man Cheung House and Man Lok House
PRH blocks with lift service provided in their adjoining blocks	<ul style="list-style-type: none"> • Kwai Shing West Estate – Block 2 • Lok Fu Estate – Wang Tat House • Hing Wah (II) Estate – Chin Hing House, Ning Hing House and On Hing House • Oi Man Estate – Hong Man House and Kar Man House • Shek Kip Mei Estate – Block 24 • Ngan Wan Estate – Ngan Sing House

Source: See Appendix E1 to LC Paper No. [CB\(1\)1915/13-14\(02\)](#)

Public rental housing blocks without full provision of lift services
(information provided by the Administration in August 2014)

Estate Name	Block Name	To provide additional new opening on the specific floor		
		Technically NOT feasible	Undergoing feasibility study	Technically feasible & to be constructed
Ap Lei Chau	Lei Yee, Lei Chak (C1) (C2) (C3), Lei Tim, Lei Fook (Low Block) (High Block) and Lei Moon (Low Block) (High Block)	Top floor	-	2/F
	Lei Ning	Top floor	-	-
Butterfly	Tip Sum, Tip Ling, Tip Yee, Tip Chui, Tip Mo and Tip Ying	Top floor	-	-
Chak On	Lai Chak, Wing Chak, Wah Chak and Fu Chak	Top floor	-	-
Cheung Ching	Ching Yung, Ching Wai, Ching Chung, Ching Pak, Ching Yeung, Ching Mui and Ching Tao	Top floor	-	-
	Ching Kwai	2/F & Top floor	-	-
Cheung Hong	Hong Wing, Hong Fu, Hong Wo and Hong Tai	Top floor	-	-
	Hong Wah and Hong Kwai	Top floor	-	2/F
Cheung Shan	Lok Shan, Tsui Shan and Sau Shan	Top floor	-	-
Choi Wan (I)	Koon Yat, Boon Yuet, Cheung Bor, Ngan Ho, Sau Man, Chi Siu, Pak Hung, Yau Lung, Fei Fung, Yat Yuet, Sing San, Kam Lam, Sze Yu, Yuk Lun and Pak Fung	Top floor	-	-
Choi Wan (II)	Fung Chak, Ming Lai, Kai Fai, King Kung and Yok Yu	Top floor	-	-
Choi Yuen	Choi Ping, Choi Yuk, Choi Chu, Choi Lai, Choi Wu (Blocks 1-3) and Choi Wah (Blocks 1-3)	Top floor	-	2/F
Chun Shek	Shek Fai, Shek Jing and Shek Ying	Top floor	2/F	-
	Shek Yuk	Top floor	-	-
Fu Shan	Fu Yan, Fu Shun and Fu Lai	Top floor	-	-
Fuk Loi	Wing Ka, Wing Tai, Wing Hong and Wing Lok	Top two floors	-	-
Hing Man	Man Yat, Man Chak and Man Fu	2, 4, 5, 7, 8, 10, 11, 13, 14, 16, 17, 19, 20, 22, 23, 25, 26, 28, 29, 31, 32, 34, 35, 37, 38, 40, 41 & 43/F	-	-
Ho Man Tin	Tim Man and Ching Man	Top floor	-	-

Estate Name	Block Name	To provide additional new opening on the specific floor		
		Technically NOT feasible	Undergoing feasibility study	Technically feasible & to be constructed
Hing Wah (II)	Fung Hing	3, 4, 7, 8, 10, 11, 13, 14, 16, 17, 18, 19, 20 & 21/F	-	-
	Wo Hing	UG & 28/F	-	-
	Lok Hing	1, 10, 14, 18, 21 & 24/F	-	-
	Yu Hing	3, 4, 6, 7, 9, 10, 12, 13, 15, 16, 18, 19, 20, 21, 22 & 23/F	-	-
Kai Yip	Kai Shing, Kai Cheung, Kai Ning, Kai Yin, Kai Lok and Kai Yue	Top floor	-	-
Kwai Shing (West)	Blocks 3, 5, 8, 9 and 10	2/F & Top floor	-	-
	Block 1	2, 7, & 20/F	-	-
	Block 6	2, 3, 4 & 22/F	-	-
Kwong Fuk	Kwong Lai and Kwong Yee	Top floor	-	2/F
	Kwong Yan, Kwong Ping and Kwong Yau	Top floor	-	-
Lai King	Fung King (A) (B), Wo King, Yat King, Yeung King, On King and Lok King (B)	2/F & Top floor	-	-
	Ming King	LG1 & Top floor	-	-
	Lok King (A)	LG3 & Top floor	-	-
Lai Kok	Lai Kwai, Lai Lan and Lai Mei	2/F & Top floor	-	-
	Lai Ho, Lai Huen, Lai Kuk and Lai Fu	Top floor	-	2/F
	Lai Lo	Top floor	-	-
Lai On	Lai Ping, Lai Ching, Lai Wing, Lai Lim and Lai Tak	Top floor	-	-
Lai Yiu	Fu Yiu, Kwai Yiu, Lok Yiu and Wah Yiu	Top floor	-	-
Lei Muk Shue (II)	Blocks 3 and 5	2/F & Top floor	-	-
	Block 2	2, 3, 5 & 18/F	-	-
Lek Yuen	Wing Shui, Luk Chuen and Sau Chuen	2/F & Top floor	-	-
	Kwai Wo and Fook Hoi	G, 3/F & Top floor	-	-
Lok Fu	Lok Tai, Lok Man, Lok Him and Lok Tsui	Top floor	-	-
Lok Wah (South)	Chin Wah and Fai Wah	Top floor	2/F	-
Lower Wong Tai Sin (II)	Lung Fook, Lung Kwong and Lung Fai	Top floor	-	-
Lung Hang	Wing Sam	Top floor	2/F	-
Ma Tau Wai	Geranium, Narcissus, Rose, Magnolia and Hibiscus	Top two floors	-	-
Mei Lam	Mei Fung (A) (B) and Mei Tao (A) (B) (C)	Top floor	-	2/F
Mei Tung	Mei Tung	2, 3, 11 & 12/F	-	-

Estate Name	Block Name	To provide additional new opening on the specific floor		
		Technically NOT feasible	Undergoing feasibility study	Technically feasible & to be constructed
Model Housing	Man Hong	Top floor	-	-
Nam Shan	Nam Fung, Nam Lok, Nam On, Nam Tai, Nam Ming, Nam Yat, Nam Wai and Nam Yiu	Top floor	-	-
Oi Man	Po Man, Lai Man, Kin Man and Chiu Man	Top floor	-	-
	Chung Man	2, 3 & 18/F	-	-
	Shun Man, Sun Man, Tak Man, Tun Man and Wai Man	2, 3, 5, 6 & 24/F	-	-
On Ting	Ting Cheung	Top floor	-	-
	Ting Lung (Low Block) (High Block), Ting Tai (A) (B), Ting Hong (Low Block) (High Block), Ting Fuk (Low Block) (High Block) and Ting Tak (A) (B)	Top floor	2/F	-
Pak Tin	Blocks 9, 10, 11 and 13	1, 14 & 15/F	-	-
	Tsui Tin, Yue Tin, Fu Tin, Chak Tin and Yun Tin	Top floor	-	-
Sai Wan	East Terrace	Top two floors	2/F	-
	South Terrace	7, 9, 11 & 12/F	-	-
	Center Terrace	11, 12, 13 & 14/F	-	-
	West Terrace	8, 10, 11, 12, 13 & 14/F	-	-
Sam Shing	Chun Yu (Low Block) (High Block), Moon Yu and Fung Yu	Top floor	-	-
Sha Kok	Green Heron, Orsprey Bean Goose, Sand Martin Oriole, Herring Gull (A) (B) (C) and Skylark (A) (B) (C)	Top floor	-	-
Shek Kip Mei	Blocks 19, 20 and 21	2, 12 & 13/F	-	-
	Blocks 22 and 23	G, 3, 12 & 13/F	-	-
	Blocks 42, 43 and 44	Top floor	-	-
Shek Lei (II)	Block 10	1, 2, 5, 8, 10, 14 & 16/F	-	-
	Block 11	1, 2, 3, 5, 7, 9, 11, 13 & 15/F	-	-
Shek Wai Kok	Shek Fong, Shek Ho, Shek Lin, Shek To, Shek Kuk (Low Block) and Shek Tsui (Low Block)	Top floor	-	-
	Shek Lan (Low Block) (High Block), Shek Kuk (High Block), Shek Tsui (High Block) and Shek Kwai (Low Block) (High Block)	Top floor	-	2/F
Shui Pin Wai	Ying Shui, Chuen Shui, Woo Shui, Hong Shui and San Shui	Top floor	-	-
Shun Lee	Lee Foo, Lee Hong, Lee Yat, Lee Yip, Lee Ming and Lee Hang	Top floor	-	-

Estate Name	Block Name	To provide additional new opening on the specific floor		
		Technically NOT feasible	Undergoing feasibility study	Technically feasible & to be constructed
	Lee Cheung	Top floor	-	3 & 5/F
Shun Tin	Tin Yiu, Tin Kei and Tin Hang	Top floor	-	-
	Tin Kuen and Tin Chu	Top floor	2/F	-
	Tin Chi and Tin Kam	Top floor	LG1 & 2/F	-
Sun Chui	Sun Yuet (Low Block) (High Block), Sun Wai (Low Block) (High Block) and Sun Fong	Top floor	-	2/F
Sun Tin Wai	Fung Wai, Shing Wai, Foo Wai, Fook Wai, Hong Wai, Wing Wai and Yan Wai	Top floor	-	-
Tai Wo Hau	Fu Wing, Fu Wah, Fu Kwai and Fu On	Top floor	-	-
Tai Yuen	Tai Yan (B), Tai Man, Tai Lok (A)(C), Tai Yee (A) (C), Tai Ling (A) and Tai Tak	Top floor	-	-
	Tai Yan (A), Tai Wing, Tai Lok (B), Tai Yee (B) and Tai Ling (B)	Top floor	-	2/F
Tsz Ching	Ching Tak	G/F	-	-
Wah Fu (I)	Wah Mei, Wah Shun, Wah Ming and Wah Kin	Top floor	-	-
	Wah Lok	-	-	3, 4, 6 & 7/F
	Wah Chun	6, 7 & 15/F	-	10, 12 & 13/F
	Wah Hong	15 & 21/F	-	4, 5, 8 & 20/F
	Wah Kwong and Wah Ching	4, 6, 8, 10 & 12/F	-	-
	Wah Kee	5, 6, 8, 9 & 11/F	-	-
	Wah Yu	2, 6, 8 & 10/F	-	4/F
Wah Fu (II)	Wah Hing	Top floor	-	2, 3 & 4/F
	Wah Sang	3 & 27/F	-	5, 6 & 7/F
	Wah Tai	2 & 26/F	-	4, 5 & 6/F
	Wah King	Top floor	-	3/F
	Wah Chui	Top floor	-	2 & 4/F
	Wah Cheong	23 & 27/F	-	5, 6 & 7/F
Wan Tsui	Shing Tsui and Yee Tsui	Top floor	-	-
	Fook Tsui and Chak Tsui	Top floor	-	2/F
Wang Tau Hom	Wang Fai (A)(B)	Top floor	1/F	-
Wo Che	Fung Wo, Shun Wo, Hong Wo, Tak Wo, Hau Wo, Chi Wo, Tai Wo, Man Wo, Foo Wo, Hip Wo (A)(B), Yan Wo and Mei Wo	Top floor	-	-
Wo Lok	Kui On	1, 6, 15 & 16/F	-	-
	Hang On	Top two floors	-	-
	Sun On	Top floor	-	-
Wu King	Wu Tsui, Wu Fai and Wu Yuet	Top floor	-	-
	Wu Boon, Wu Kwong and Wu Pik	Top floor	2/F	-

Estate Name	Block Name	To provide additional new opening on the specific floor		
		Technically NOT feasible	Undergoing feasibility study	Technically feasible & to be constructed
Yau Oi	Oi Ming (Low Block) (High Block), Oi Hei (Low Block) (High Block), Oi Fai (C1)(C2)(C3), Oi Tak (C1)(C2)(C3), Oi Shun, Oi Yee, Oi Lim, Oi Chi (Low Block) (High Block), Oi Lai (Low Block) (High Block), Oi Yung and Oi Lok (A)(B)	Top floor	-	-
Yiu Tung	Yiu On, Yiu Fung, Yiu Ming, Yiu Kwai, Yiu Cheong and Yiu Fai	Top floor	-	-
Yue Wan	Yue Shun	Top floor	-	-

Source: See Appendix E2 to LC Paper No. [CB\(1\)1915/13-14\(02\)](#)

Appendix IV

Lifts in aged public rental housing estates planned to be replaced in 2014-2015

Estate	Age of estate	Name of Block/House
Shun Tin	31 to 33 years	Tin Hang, Tin Kuen, Tin Kei, Tin Yiu, Tin Wan, Tin Chu, Tin Chi, Tin Kam
Chun Shek	30 years	Shek Yuk, Shek Fai, Shek Jing, Shek Ying
Wu King	30 to 32 years	Wu Fai, Wu Tsui, Wu Yuet, Wu Kwong, Wu Pik, Wu Boon
Shek Wai Kok	33 years	Shek To

Source: See paragraph 3.1(b) of LC Paper No. [CB\(1\)1915/13-14\(02\)](#)

**Progress of addition of lifts, escalators and footbridges in
the Hong Kong Housing Authority's existing public rental housing estates**

List of relevant papers

Council/ Committee	Date of meeting	Paper
Panel on Housing	15 April 2013	<p>Administration's paper on "Progress report on addition of lifts and escalators to existing public rental housing estates" (LC Paper No. CB(1)826/12-13(05))</p> <p>Updated background brief on "Progress of addition of lifts and escalators in Housing Authority's existing public housing estates" prepared by the Legislative Council Secretariat (LC Paper No. CB(1)826/12-13(06))</p> <p>Minutes of meeting (LC Paper No. CB(1)1638/12-13)</p> <p>Administration's supplementary paper on "Progress report on addition of lifts and escalators to existing public rental housing estates" (LC Paper No. CB(1)1829/12-13(01))</p>
Panel on Housing	7 April 2014	<p>Administration's paper on "Progress report on addition of lifts and escalators to existing public rental housing estates" (LC Paper No. CB(1)1189/13-14(04))</p> <p>Updated background brief on "Progress of addition of lifts and escalators in Housing Authority's existing public housing estates" prepared by the Legislative Council Secretariat (LC Paper No. CB(1)1189/13-14(05))</p> <p>Minutes of meeting (LC Paper No. CB(1)1946/13-14)</p>

Council/ Committee	Date of meeting	Paper
		Administration's supplementary paper on "Progress report on addition of lifts and escalators to existing public rental housing estates" (LC Paper No. CB(1)1915/13-14(02))
Panel on Housing	2 February 2015	Administration's paper on "Housing-related initiatives in the 2015 Policy Address and Policy Agenda" (LC Paper No. CB(1)437/14-15(01))