

政府總部
運輸及物流局
香港添馬添美道 2 號
政府總部東翼



本局檔號 OUR REF.: TLB(TL)4/1/170
來函檔號 YOUR REF.: -

Transport and Logistics Bureau
Government Secretariat

East Wing, Central Government Offices,
2 Tim Mei Avenue, Tamar, Hong Kong

電話 Tel. No.: 3509 8181
傳真 Fax No.: 2136 8017

Clerk to Legislative Council Panel on Transport
Legislative Council Complex
1 Legislative Council Road
Central, Hong Kong
(Attn.: Ms. Joanne MAK)

By e-mail
(lwcyu@legco.gov.hk)

16 December 2024

Dear Ms. MAK,

**Legislative Council Panel on Transport
Follow up to the meeting on 22 November 2024**

Regarding the letter from Hon TSE Wai-chuen to the Chairman of Panel on Transport subsequent to the Panel meeting held on 22 November 2024 requesting the Government to respond to the issues raised in his letter, in consultation with the Development Bureau and Highways Department, our reply to the questions relating to agenda item 6101TX – “Universal Accessibility Programme” is as follows –

Projects implemented under the Special Scheme, which commenced in 2019, require the cooperation of the manager of the Deed of Mutual Covenant or all owners of the estate with the Government to agree to the following arrangements, and confirmation by execution of a Deed of Grant of Easement, before they can be taken forward -

1. providing land for the installation of lift facilities;
2. granting the Government right of access within the boundaries of

these estates for the construction and subsequent maintenance of the new facilities; and

3. undertaking the day-to-day operation and management responsibilities of the completed lift facilities.

The Government is responsible for the lift retrofitting works, and the costs of electricity and maintenance, as well as other related expenses of completed lifts under the Special Scheme. To ensure proper use of public funds, if the additional lifts are located in the common areas of the estates, the owners of the concerned estates are responsible for the daily management of the retrofitted lifts and the related expenses (including security, general cleansing, assistance in handling emergencies, etc.). Besides, the existing management and maintenance responsibilities of the walkways remain unchanged, i.e. they will continue to be undertaken by the management and maintenance parties or organisations.

The enhanced design of lifts, such as touchless buttons and reflective panels, do not involve expensive components with high daily wear and tear and therefore do not have significant impact on the overall maintenance cost after completion. Take the touchless buttons as an example, their maintenance cost only accounts for a very small portion of the average annual recurrent expenditure of each lift. In addition, due to their long design life and low replacement frequency, the impact on the post-completion maintenance cost is minimal.

To improve the public walkway network in the district and strengthen the connectivity among neighboring areas, the Government may specify in some lease conditions that land owners are required to provide pedestrian facilities within the land they own and to maintain them thereafter. The land owners will then be required to fulfill their lease obligations, manage and maintain the pedestrian facilities. Lot owners (including those who purchase individual flats after the completion of the development projects) should also be aware of these obligations in the lease conditions and the Deed of Mutual Covenant at the time of purchase. The Government will not in principle consider providing funding to sponsor owners in the management and maintenance of the facilities concerned as this involves the use of public money. To avoid unforeseeable disputes arising from more such cases in the future, for new development projects (e.g. projects at the planning or lease-drafting stage),

even if there is a case for requiring owners to be responsible for the management of the pedestrian facilities, the current practice of the Government is to specify that the responsibility for the management and maintenance of the relevant facilities should be borne by the owner of the commercial portion of the development as far as possible (e.g. if the commercial portion of the development is of a reasonable size), so that the responsibility will not fall on the minority owners of the residential portion of the development project.

Yours sincerely,



(Miss Selina TSE)
for Secretary for Transport and Logistics

c.c.:

Director of Highways (Attn.: Mr. Patrick NG) (Fax : 2714 5222)