

THE HONG KONG HOUSING AUTHORITY

Memorandum for the Housing Authority

Lift Incident at Hiu Lai Court

PURPOSE

This Paper informs Members of a lift incident which happened on 30 May 1997 at Hiu Lai Court, and the follow up action being taken by the Department.

BACKGROUND

2. Hiu Lai Court is a new HOS Court comprising eight domestic blocks, each of 38 storeys, and is managed by a private management agent (PMA) - Kai Shing Management Service Ltd. (Kai Shing). The lifts therein are installed and maintained by the Kone Elevator (HK) Ltd. (Kone), and are still under the maintenance period. This Court is now at its peak of massive intake.

THE INCIDENT

3. On 30 May 1997, a woman called Madame LAI Pui-ye, aged 45, walked into Lift No.3 on the ground floor of Hiu Shun House (Block H) without knowing that the lift was under repair. When she entered into the lift car, the lift mechanic released the brake in the machine room because he wanted to move the lift to its next nearest landing on the third floor for inspection and repair. The sudden jerk of the lift during its rise threw the woman onto the floor and her right leg was caught between the lift car and the landing door mechanism and got injured.

4. The Department has completed a preliminary investigation into the case and considered Kone had not taken adequate safety precautions during the repair. They did not follow the practice as advised by the Director of Electrical and Mechanical Services Department (EMSD) in his Circulars (Nos. 2/90 & 2/91, copy attached) which stipulated the deployment of two lift mechanics to attend to lift repairs. Nor did they put up any physical barrier or post any conspicuous notice on the lift to guard against passengers from accidentally entering into the lift. The Department considers such act to be imprudent.

5. The Department is also not satisfied with the performance of Kai Shing. The Court was not effectively managed, and usage of its lifts was not properly monitored during the intake period. The lift CCTV video recorder was found defective on the same day, which was not reported promptly for repair. Even this lift incident was not recorded in the log book on the second day of the incident.

ACTION BEING TAKING BY THE DEPARTMENT

6. The Department has decided to take the following courses of action -

- The Department will complete the investigation as soon as possible with a view to presenting a report to the Building Committee (BC) on 19 June 1997.
- A meeting will be set up with the Lift and Escalator Contractors Association to review the existing operational procedures of lift maintenance, with a view to identifying areas for improvement.
- Subject to the outcome of the investigation, EMSD will be asked to take disciplinary action against Kone under the Lift & Escalator (Safety) Ordinance.
- Subject to the decision of the BC, the Department will take disciplinary action against Kone by suspending them from tendering for HA 僱 new lifts for a certain period of time according to established rules.

- Similar action will be taken against the PMA for not effectively manage the Court during the intake period.

INFORMATION

7. This Paper is issued for Members' information.

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