THE HONG KONG HOUSING AUTHORITY

Memorandum for the Building Committee

Half-yearly Situation Report
on Lift and Escalator Maintenance
December 1999 to May 2000

The attached report is for Members’ information and/or
discussion at the Building Committee Meeting to be held on 24 August 2000.

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c.c. Members of the Rental Housing Committee

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Date : 24 July 2000
Situation Report on Lift and Escalator Maintenance
December 1999 to May 2000

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Section A  Highlights on Lift Maintenance during the period
December 1999 - May 2000
1. During the past six months, the total number of lifts under maintenance increased by 385 to a current total of 5,326 lifts.

2. Otis Elevator Company (HK) Ltd. has the largest number of lifts (527 Otis lifts and 373 Falconi lifts) under maintenance.

3. Kone Elevator (HK) Ltd. has the largest number of lifts under installation.

4. During the past six months, the average breakdown rate of all lifts under maintenance increased slightly from 0.22 to 0.26 breakdown per lift per month.

5. During the period under review, the percentage of late attendance in releasing trapped passengers decreased from 1.02% to 0.18% which, in real terms, represented a total of seven late incidents exceeding the standard limit of half an hour. The percentage of late attendance not involving captivity of passengers also decreased from 1.33% to 0.17% representing a total of nine late incidents exceeding the standard limit of one hour.

6. The best performer during the period under review was Ryoden Lift and Escalator Co., Ltd., which achieved an average overall score of 85 during the past six months.

7. Bongear Elevator (HK) Ltd. has shown improvement since the last report and the average breakdown rate of lifts maintained by them dropped from 0.82 to 0.43 breakdown per lift per month.

8. In general, the performance of all lift maintenance contractors during the past six months was satisfactory.
Section B

Highlights on the
Maintenance Assessment Scoring System (MASS)
For Lift Maintenance Contractors

1. The average scores of various lift maintenance contractors under the MASS in the past six months are shown in Section B.1. and B.2.

2. Among the Group A lift maintenance contractors, Ryoden obtained the highest average overall score (i.e. 85) while Schindler was the lowest on the list with an average overall score of 56.

3. Among the Group B lift maintenance contractors, CKP obtained the highest overall score (i.e. 71) and Bongear was the lowest on the list with an average overall score of 64.

4. During the six-month period under review, all lift maintenance contractors attained a satisfactory overall score.
Section C

Highlights on Escalator Maintenance during the Period

1. During the past six months, the number of escalators under maintenance increased by 44 to a current total of 344.

2. Otis Elevator Company (HK) Limited has the largest number of escalators (85 Nos.) under maintenance.

3. Otis Elevator Company (HK) Limited has the largest number of escalators (56 Nos.) under installation.

4. The average breakdown rate decreased from 0.24 to 0.19 per escalator per month since the last period.

5. GEC has the lowest breakdown rate while Chevalier has the highest rate on the list.

6. The average escalator availability increased slightly from 99.73% to 99.89% during the same period.

7. In general, the performance of all escalator maintenance contractors was satisfactory.
Section D

Highlights on progress
of Lift Modernization projects

1. For the modernization project at Hing Wah (II) Estate under the 1996/97 programme, five out of the 14 lifts had been completed. The remaining nine lifts were in progress with a delay of 19 months. The delay was caused by the late completion of builders supporting works. It is now expected that three of the remaining lifts would be completed by August 2000, two lifts by February 2001 and the last batch of four lifts in May 2001.

2. Tenders for the modernisation of 16 lifts at Lei Muk Shue (II) Estate had been issued and would be awarded on 1 June 2000.