

EMSD releases latest lift maintenance cost information of private residential and commercial premises

The Electrical and Mechanical Services Department (EMSD) today (November 26) released the latest maintenance cost information on lifts in private residential and commercial premises for public reference.

The EMSD had earlier engaged an independent consultant to conduct a sampling survey on the maintenance costs of lifts in private residential and commercial buildings in Hong Kong. The consultant analysed the data from some 68 000 lifts at about 20 000 locations, and calculated the average monthly maintenance costs of the lifts as follows:

Private Residential Buildings

Lift travel level	Rated speed of lift	Average monthly lift maintenance cost	Changes as compared with the last survey (Note 1)
1 to 15	≤ 1.0m/s	\$4,065	+3.3%
	> 1.0m/s	\$4,873	+2.8%
16 to 25	≤ 1.5m/s	\$4,505	+3.2%
	> 1.5m/s	\$5,653	+1.2%
26 to 35	≤ 1.75m/s	\$5,570	+3.1%
	> 1.75m/s	\$7,266	+2.7%
More than 35	≤ 2.5m/s	\$8,046	+1.8%
	> 2.5m/s	\$8,851	+0.3%

Private Commercial Buildings

Lift travel level	Rated speed of lift	Average monthly lift maintenance cost	Changes as compared with the last survey (Note 1 and 2)
1 to 15	≤ 1.5m/s	\$5,140	+2.2%
	> 1.5m/s	\$7,325	+1.1%
16 to 25	≤ 2.0m/s	\$6,481	+2.1%
	> 2.0m/s	\$10,484	+6.0%
26 to 35	≤ 3.0m/s	\$8,318	+0.3%
	> 3.0m/s	\$13,198	+1.4%
More than 35	≤ 3.5m/s	\$13,924	+4.1%
	> 3.5m/s	\$21,362	+2.1%

The cost information is available in the Responsible Persons' Corner on the EMSD's website (www.emsd.gov.hk/en/lifts_and_escalators_safety/responsible_persons_corner/in)

[dex.html](#)). The EMSD updates it on a half-yearly basis.

In choosing registered lift contractors, the responsible persons for lifts are advised to make reference to the materials published in the Responsible Persons' Corner in addition to the price factor. The materials include:

- * performance ratings of registered contractors;
- * sample contracts for procurement of lift maintenance services;
- * a guidebook for persons responsible for lifts;
- * guidelines for selection of registered contractors for provision of maintenance services;
- * guidelines for modernisation of existing lifts;
- * guidelines for management of lift maintenance works;
- * a checklist for building management staff to conduct daily safety inspection of lifts; and
- * common questions and answers on lift management.

Note 1: The above price figures were updated on September 30, 2019, whereas the previous price figures were updated on March 31, 2019.

Note 2: As there are very few lifts with travel of more than 35 levels, the surveyed prices obtained through sampling of lifts in this group are prone to higher fluctuation.