

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

The Electrical and Mechanical Services Department (EMSD) today (May 25) 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 provided by around 7,700 questionnaires collected, 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	Change as compared with last survey (Note 1)
1 to 15	≤ 1.0m/s	\$3,824	+0.0%
	> 1.0m/s	\$4,468	+0.5%
16 to 25	≤ 1.5m/s	\$4,064	+1.5%
	> 1.5m/s	\$5,277	+2.2%
26 to 35	≤ 1.75m/s	\$5,199	+2.0%
	> 1.75m/s	\$6,717	+3.0%
More than 35	≤ 2.5m/s	\$7,690	+0.6%
	> 2.5m/s	\$8,716	+1.0%

Private Commercial Buildings			
Lift travel level	Rated speed of lift	Average monthly lift maintenance cost	Change as compared with last survey (Notes 1 and 2)
1 to 15	≤ 1.5m/s	\$4,767	+0.5%
	> 1.5m/s	\$6,834	+0.6%
16 to 25	≤ 2.0m/s	\$5,877	+0.4%
	> 2.0m/s	\$9,096	+0.2%
26 to 35	≤ 3.0m/s	\$7,984	+0.3%
	> 3.0m/s	\$11,958	-2.4%
More than 35	≤ 3.5m/s	\$11,626	+2.6%
	> 3.5m/s	\$16,865	-4.0%

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/index.html). The EMSD will update it on a half-yearly basis.

In choosing registered lift contractors, the responsible persons of 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 March 31, 2018, whereas the previous price figures were updated six months ago on September 30, 2017.

Note 2: As there are very few lifts with travel of more than 35 levels and rated speed of 3.5m/s or less, the surveyed price obtained through sampling of lifts in this group is prone to higher fluctuation.