

Application Notes
(AN-LIMSS(2))



Second Round Lift Modernisation Subsidy Scheme

Enquiry
3188 1188



發展局
Development Bureau

機電工程署
EMSD



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Introduction

The Government has partnered with the Urban Renewal Authority (URA) to implement the "Lift Modernisation Subsidy Scheme" (LIMSS) to promote lift modernisation ^{Note 1} in the community through provision of financial incentive with appropriate professional support to building owners of private residential or composite (commercial and residential) in need, thereby enhancing lift safety. 2nd round is open for application within the period specified in Paragraph 2.

Note 1: Applicable to traction lifts only.

1. Eligibility Criteria

A building participating in the LIMSS must meet the following criteria:

- 1.1 The building ^{Note 2} is a private residential or composite (commercial & residential) building (including a building held by a Civil Servants' Co-operative Building Society ("CBS")); and
- 1.2 The lifts in the building have not been equipped with any or all of the "essential safety devices" specified in Paragraph 4.1; and
- 1.3 The average annual rateable value of all the domestic units in the building shall not exceed the limit as stated in item 2(b) of Appendix I to the Integrated Building Rehabilitation Assistance Scheme ("IBRAS"); and
- 1.4 Applicant must submit an application before tenders for the consultant or/ and registered lift contractor have been invited. (Except for the circumstances specified in Paragraph 7.3)

Note 2: Excluding buildings / estates solely owned by the Government, individuals or organisations.

2. Application Period and Methods

- 2.1 2nd round is now open for application. Applicant must submit the duly completed Application Form and the documents specified in Paragraph 3.3 to URA on or before 30 September 2020, in accordance with the methods specified below:

(a) Online application:

Link: <https://www.brplatform.org.hk/e-application>

(The time of receipt of an on-line application will be adopted as the submission time of that application)

(b) Submit by post or in person to URA Office specified in Annex II of the IBRAS Application Form (for applications submitted by post, the date of the stamp chop will be used as the submission date of the application; for applications submitted in person, the submission date is determined by the date of receipt of the Application Form signed by URA)

3. Submission of Application Form and Supporting Documents

- 3.1 If an owners' corporation (OC) has been formed, the OC shall be the Applicant when submitting the application to URA.
- 3.2 For buildings without an OC (including those held by CBS), all owners collectively or the CBS (as the case may be) shall be the Applicant when submitting the application to URA. Please read the "Application Notes for building without Owners' Corporation" in Annex I to the IBRAS Application Form for the application requirements and details.

3.3 The Applicant must submit the following documents to URA:

- (a) A duly completed and signed **IBRAS Application Form** ("**Application Form**");
- (b) **Appendix "Information Sheet of Lift"** on Page 14 of this Application Notes, completed by the Applicant and lift maintenance contractor, describing the missing safety devices and the current status of serviceable floors of the lift(s) ^{Note 3}, the Appendix must be submitted together with the Application Form, otherwise URA will not process the relevant application;

Note 3: The related information will be treated as one of crucial reference for determining the priority of the application. Any erroneous information provided may affect the priority of the relevant application or result in disqualification.

- (c) (If an OC has been formed) Copies of the meeting notices and minutes of the owners' meeting passing the following resolutions:
 - (i) To resolve on the application for the "Lift Modernisation Subsidy Scheme";
 - (ii) To authorise the OC to be the Applicant and at least two committee members of the Management Committee or the Manager appointed in accordance with Deed of Mutual Covenant (DMC) as the Applicant's Representatives to sign the Application Form and all other documents related to "Lift Modernisation Subsidy Scheme";
 - (iii) To carry out the lift modernisation works ("**the Works**") (For the eligible work items under the LIMSS, please refer to the "**Scope of Works/Services Covered by the Subsidy**" in Paragraph 4 of this Application Notes);
 - (iv) To apportion all costs and expenditure relating to the Works among all owners of the buildings in accordance with DMC or the relevant provisions in the Building Management Ordinance (Cap. 344);
 - (v) To resolve using e-tendering platform under "Smart Tender" of URA to engage registered lift contractor for the Works (Not applicable to circumstances specified in Paragraph 7.3);
 - (vi) To agree to URA to arranging the following services:
 - a) e-tendering platform under "Smart Tender" to engage the registered lift contractor;

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- b) Tender opening process and related support procedures under Paragraph 3.3(c)(vi)(a) above by independent professional or professional accountant;
- c) Consultancy service provided by designated service provider for carrying out the lift modernisation works (if applicable) (Please refer to Paragraph 7.9 of this Application Notes for the service scope of the consultants arranged by URA);

(vii) To authorise the Applicant to collect subsidies released by URA under the “Lift Modernisation Subsidy Scheme” on behalf of all eligible owners;

The above resolutions must be passed in accordance with the Building Management Ordinance (Cap. 344) and the DMC. (For buildings without OC or those held by CBS (subject to the scenario), please refer to “Application Notes for building without Owners’ Corporation” in Annex I to the IBRAS Application Form for the details of the resolutions required to be passed.) Applicant should submit the relevant meeting minutes together with the Application Form. If the Applicant have genuine difficulties and is unable to convene an owners’ meeting to pass the above resolutions before the application deadline, Application Form can be convened later to pass the relevant resolutions. The Applicant can submit relevant meeting minutes to the URA on or before 31 December 2020. Applicant should note that failing to submit the relevant meeting minutes together with the Application Form may result in delay in processing the application.

- (d) A copy of the Certificate of Registration of OC/Certificate of Registration of a Society/ Certificate of Registration and by-laws of CBS (if applicable);
- (e) A copy of an Improvement Order ^{Note 4} issued to the lift concerned by the Electrical and Mechanical Services Department (EMSD) pursuant to Lifts and Escalators Ordinance (if applicable); and
- (f) If a consultant or/and a registered lift contractor has/have been appointed, the Applicant must submit copies of the relevant Consultancy Service Contract or/and Lift Modernisation Works Contract. (Only applicable to circumstances specified in Paragraph 7.3)

Note 4: Priority will be given to applications with Improvement Order issued by EMSD involving addition of “essential safety devices” specified in items (i) to (iv) of Paragraph 4.1.

- 3.4 If the documents specified in Paragraph 3.3(c) to (f) above are not submitted together with the Application Form, they shall be submitted to URA on or before 30 December 2020, otherwise the approval of the application may be affected.
- 3.5 After the closing date for 2nd round application, URA will determine the priority of the applications not admitted in the 1st round, together with the eligible applications received in the 2nd round, based on the criteria set out by the Steering Committee comprising the Development Bureau, EMSD and URA. The priority for eligible applicants in the 2nd round of application to commence the lift modernisation works will be announced in early 2021 tentatively.

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- 3.6 If a building/ estate having more than one OC/DMC intends to engage the same consultant (if applicable) and registered lift contractor to carry out the lift modernisation works, each Applicant is required to complete its own application form but the Applicants may submit their completed forms jointly. URA will consider them as a joint application to decide the priority. URA has the right to determine what constitutes “a building/ estate” and reserves the right to accept any joint application or not.
- 3.7 Each Applicant can only submit one Application Form for his building. If an Applicant submits more than one Application Form, URA has the right to reject all applications submitted by such Applicant.
- 3.8 Upon receiving the Application Form, URA will acknowledge receipt thereof in writing.
- 3.9 In order to understand the current condition of the lift(s), the Applicant shall arrange and facilitate the inspection of the lift(s) concerned in the application and their associated facilities, including the lift machine room and the lift pit etc., conducted by staff members of URA or its appointed representatives.

4. Scope of Works/Services Covered by the Subsidy

- 4.1 **Addition of “Essential safety devices”** (Except for circumstances specified in Paragraph 7.3, the following devices must be included in the application made under the LIMSS if such devices have not been equipped in the lift)
 - (i) Double brake system;
 - (ii) Unintended car movement protection device;
 - (iii) Ascending car overspeed protection device; and
 - (iv) Car door mechanical lock and door safety edge.
- 4.2 **Addition of “Optional safety devices”** (If the following devices have not been equipped in the lift, addition of each missing optional device will be covered by the subsidy under the LIMSS)
 - (i) Intercom and CCTV system;
 - (ii) Obstruction switch; and/or
 - (iii) Automatic rescue device.
- 4.3 Lift drive replacement and associated works where it is technically necessary or more cost-effective in order to install the “essential safety devices” specified in items (i) to (iv) of Paragraph 4.1 above.
- 4.4 Complete replacement of a lift which has not been equipped with any or all of the “essential safety devices” listed in items (i) to (iv) of Paragraph 4.1 above.
- 4.5 Subsequent follow-up services during defect liability period for the related safety devices in Paragraphs 4.1 to 4.4 above but exclusive of routine maintenance services.

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- 4.6 URA will arrange free consultancy services for the scope specified in Paragraphs 4.1 to 4.4 to the Applicant. If the Applicant requests for any additional service(s), the Applicant shall bear all the additional expenses for the relevant consultancy services incurred. Details of the scope of free consultancy services, together with the fees of additional services and payment method, will be listed in the service agreement. If the Applicant opts to appoint their own consultant to co-ordinate the lift modernisation works, relevant consultancy fee will be subsidised.

5. Level of Subsidy

Once the application is approved, owners will be granted the following subsidies:

- 5.1 Owners may receive subsidy up to 60% of the total cost of the works and follow-up services specified in Paragraphs 4.1 to 4.5 per lift; and the consultancy fee of owner appointed consultant specified in Paragraph 4.6, subject to a cap of HK\$20,000 per lift. The total amount of subsidies for the cost specified in Paragraphs 4.1 to 4.5 above and the consultancy fee of owner appointed consultant is capped at HK\$500,000 per lift ^{Note 5};
- 5.2 Eligible elderly owner-occupiers aged 60 or above in the building concerned can receive subsidy of full cost of relevant works ^{Note 6} and consultancy fee of owner appointed consultant as specified in Paragraph 5.1 above (if applicable) that they have to contribute, subject to a cap of HK\$50,000 per domestic unit ^{Note 5}. Eligible elderly owner-occupiers should **fill in the “Integrated Building Rehabilitation Assistance Scheme (IBRAS) Application Form for Owners of Individual Unit”** by themselves and submit to URA within the application period specified in Paragraph 6.7 of “AN-LIMSS (2)(EOO)”. Please refer to “AN-LIMSS (2)(EOO)” for details.

Note 5: For examples of the calculation of the subsidy level, please refer to Annex I of this Application Notes.

Note 6: The subsidy amount shall be determined in accordance with Paragraph 7.15.

- 5.3 For CBS buildings approved for participating in the LIMSS, members of the CBS may apply for subsidies for elderly owner-occupiers specified in Paragraph 5.2 above for their units.

6. Other Subsidies

6.1 Subsidy for formation of OC

To encourage the building owners to form OC to carry out building repair works, the Applicant of this Scheme will be granted a subsidy of HK\$3,000 for forming an OC on condition that the date of issue of the Certificate of Registration of OC falls within 12 months before the submission date of the Application Form of this Scheme as specified in Paragraph 2.1, and an “Approval-in-Principle Letter” (“**AIP Letter**”) has been granted to the application for the Scheme.

- 6.2 If the Applicant plans to carry out building rehabilitation works and the building fulfil the application criteria for “Common Area Repair Works Subsidy”, the Applicant may make the application for “Common Area Repair Works Subsidy” simultaneously. However, the

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relevant works shall not duplicate with those approved under the LIMSS. Please refer to “AN-CAS” for details.

- 6.3 The Applicant shall not receive duplication of subsidies for each work item. URA may withdraw or deduct the subsidies of the same work item under the LIMSS which has been successfully granted with subsidies / grant under other incentive schemes, e.g. “Operation Building Bright 1.0”, “Operation Building Bright 2.0”, “Common Area Repair Works Subsidy”, “Buildings Energy Efficiency Funding Scheme”, “CLP Eco Building Fund” and “Smart Power Building Fund” etc.
- 6.4 URA reserves the right not to accept an application under the following situations:
- (a) the Applicant has engaged or is engaging in (or URA has reason to believe that the Applicant has engaged or is engaging in) any act or activity that is likely to constitute or cause the occurrence of any offence endangering national security or which would otherwise be contrary to the interest of national security; or
 - (b) such non-acceptance is in URA’s opinion necessary for safeguarding national security, or protecting public interest, public morals, public order or public safety

7. Procedures and Requirements for Approval

- 7.1 Each Applicant eligible for the LIMSS will receive an AIP Letter issued by URA and shall sign an agreement and a letter of undertaking and shall take the initiative to organise and carry out the lift modernisation works in accordance with the guidelines and requirements of the LIMSS.
- 7.2 Except for circumstances specified in Paragraph 7.3, the Applicant must use URA’s standard tender documents for the LIMSS to prepare tender documents and e-tendering platform under ‘Smart Tender’ for appointment of registered lift contractor to complete the relevant works within the specified timeframe. All tender procedures must comply with the relevant requirements stipulated in Building Management Ordinance (Cap. 344) and/or the DMC (if applicable) and the LIMSS. The applicability of the e-tendering platform and charges for services that fall outside the scope will be listed in the agreement. In general, URA will only provide a maximum two times of free tendering service for the Applicant, and the Applicant shall bear all the additional expenses incurred for any extra tendering services. Details of other supplementary services, including fees and payment method, will be listed in the agreement.
- 7.3 If the building meets the requirements specified in Paragraphs 1.1 to 1.3, the Applicant is still eligible to participate the LIMSS under the following circumstances:
- i) Tenders for the registered lift contractor have been invited or the lift modernisation works has commenced before the invitation date (i.e. 29 March 2019) of the 1st round of applications for the LIMSS; and

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- ii) The Resumption Permit (i.e. Form LE8) allowing resumption of the use and operation of the lift undergoing the modernisation works has not been issued by the EMSD as at 10 October 2018 (i.e. the day the LIMSS was announced in the “2018 Policy Address”); and
 - iii) The lift modernisation works must cover at least one of the “essential safety devices” specified in Paragraph 4.1; and
 - iv) The tendering process for procuring the lift modernisation works concerned must comply with the requirements of the Buildings Management Ordinance (Cap. 344). The Applicant must submit the relevant documentary proof to URA for review.
- 7.4 For the Applicant under Paragraph 7.3, if he fails to appoint a registered lift contractor in the tender process, he has to initiate re-tendering process for the engagement of registered lift contractor and complete the works within 15 months pursuant to the requirements specified in Paragraph 7.2. In addition, “essential safety devices” specified in Paragraph 4.1 must be included in the re-tendering process. If the Applicant fails to comply with the stipulated schedule or other requirements under the LIMSS without any reasonable explanation, the AIP Letter granted may be revoked, and the cost of the relevant works and consultancy fee of the consultant appointed by the Applicant (if applicable) will not be subsidised.
- 7.5 For the Applicant under Paragraph 7.3, if a consultant has been appointed to co-ordinate the lift modernisation works, such appointed consultancy firm must sign a “Letter of Undertaking” to acknowledge its agreement and compliance with the relevant requirements stipulated by the LIMSS, otherwise relevant consultancy fee and the cost of works will not be subsidised. The Applicant must also use URA’s standard tender documents to prepare tender documents and e-tendering platform under “Smart Tender” to invite tender for engagement of registered lift contractor to carry out the works.
- 7.6 For the Applicant under Paragraph 7.3, if a consultant or / and registered lift contractor has/ have been appointed, the Applicant shall be required to submit a “Declaration Form for Ethical Commitment Clauses” and “Confirmation Letter for Probity and Anti-collusion Clauses” duly signed by the consultant or/ and registered lift contractor appointed, otherwise relevant consultancy fee and works costs will not be subsidised.
- 7.7 For the Applicant under Paragraph 7.3, if the works have been commenced or completed prior to the submission of the application, the Applicant shall submit all documentary proofs for such works to URA for determining the subsidy amount for the works.
- 7.8 For the Applicant under Paragraph 7.3, if the procurement for all or any part of the work items specified in Paragraphs 4 above has been completed, and such procurement has failed to comply with the relevant requirements of the Building Management Ordinance (Cap. 344) and/or DMC (if applicable), the Applicant shall arrange rectification of the procurement procedure, otherwise the Applicant shall not be eligible to apply for the LIMSS. Any additional expenses or losses resulted from the rectification of the procurement procedure, including but not limited to compensation for the termination

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of existing services, shall not be subsidised by the LIMSS. The Applicant is liable for such additional expenses.

- 7.9 Except for circumstances specified in Paragraphs 7.3 and 4.6 (where the consultant is appointed by the Applicant), URA will arrange consultant to provide free consultancy service to the Applicant for carrying out the lift modernisation works. Other than that, URA will not take part in any form of introduction and influencing the selection of consultants or contractors by the Applicant. The consultancy service includes assessment of the scope of lift modernisation works, cost estimation (for budgeting purpose), preparation of tender documents in accordance with standard tender documents, procurement of registered lift contractor via e-tendering platform under "Smart Tender", tender evaluation (limited to offering technical advice), works supervision and contract management.
- 7.10 If the Applicant opts not to use the consultant arranged by URA, the Applicant must use URA's standard tender documents to appoint a consultant for provision of consultancy services including those specified in Paragraph 7.9 above.
- 7.11 Approved applicants under the LIMSS must complete the lift modernisation works in accordance with the schedule stipulated in the AIP Letter issued by URA. Under normal circumstances, the Applicant shall appoint a registered lift contractor and complete the works within 15 months from the issue date of the AIP Letter. If the Applicant fails to comply with the stipulated schedule or other requirements under the LIMSS without any reasonable explanation, the AIP Letter granted may be revoked, and the cost of the relevant works and consultancy fee of the consultant appointed by the Applicant (if applicable) will not be subsidised.
- 7.12 The Applicant shall submit the required documents at each stage to URA or its appointed representatives on time, for examining the progress and whether the works have been carried out in compliance with the relevant guidelines and requirements, otherwise the progress of approval and release of subsidy will be affected. For the requirements on the required documents, those stipulated in the AIP Letter issued by URA shall prevail.
- 7.13 If the Applicant appoints their own consultant for carrying out the modernisation works specified in Paragraphs 4.1 to 4.5, staff members of URA or its appointed representatives will conduct inspections before, during and after the lift modernisation works on areas including the intended work items to be carried out and cost estimation, work progress and confirm the works are properly completed. The Applicant shall assist and facilitate the staff members of URA or its representatives to conduct relevant inspections.
- 7.14 URA will request the registered lift contractors to submit lift maintenance services fee in the tenders simultaneously, for the Applicant's reference and consideration whether to procure relevant maintenance services.
- 7.15 URA will prepare an estimate of the market price as a reference for the lift modernisation works, for determining the maximum amount of subsidy. If the tender selected by the Applicant with tender price for the lift modernisation works is higher than the estimate made by URA, URA shall determine the subsidy amount based on the above estimate. If the tender selected by the Applicant with tender price is lower than the estimate made

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by URA, URA shall determine the subsidy amount based on the contract sum of such tender. The Applicant agrees and understands that discrepancies between the final cost of the lift modernisation works and the cost estimate provided by the URA are inevitable. The Applicant shall not have any objection thereto.

- 7.16 In case of any material variation to the contract terms or repair costs (whether results in an increase or a reduction), the Applicant shall notify URA as soon as possible in writing and submit relevant documents for approval, otherwise the subsidy amount will be affected.
- 7.17 In case of any disputes relating to the eligibility for application or release of subsidy, the decision of URA shall be final and conclusive.
- 7.18 Notwithstanding any contrary provision contained in this Application Notes, and whether or not the AIP Letter has been issued, URA has the right to reject the application, to stop payment of subsidies, to recover any subsidies released or to adjust the subsidy amount at any stage on reasonable grounds or in reasonable circumstances and the Applicant shall raise no objection.
- 7.19 All buildings participating in the LIMSS will be automatically registered for the “RenoSafe Scheme” operated by the Hong Kong Police Force to enjoy the various services offered under the “RenoSafe Scheme”.
- 7.20 Irrespective of whether a consultant is arranged by URA or appointed by the Applicant (collectively referred to as “such consultant” hereafter), such consultant does not represent URA and has no right to make any statements or warranties on behalf of URA. Such consultant shall only provide independent co-ordination and consultancy services with regard to the LIMSS. The Applicant shall not hold URA responsible nor claim URA for damages or losses for any and all services provided by such consultant.

8. Release of Subsidy

- 8.1 URA will release the subsidy to the Applicant by maximum of 4 phases, according to the progress of works and the subsidy amount of the relevant lift modernisation works. The Applicant may apply for subsidy of consultancy fee together with the application of the release of the subsidy mentioned above (applicable to cases where the consultant is appointed by the Applicant). Applicant must distribute the subsidies to the individual owners in accordance with the funding allocation form provided by URA.
- 8.2 In general, URA will approve and arrange for release of the subsidy within 30 days after receiving all required documents.

9. Notes

- 9.1 URA is a public body as defined in the Prevention of Bribery Ordinance and all staff members of URA are subject to the said Ordinance and are not allowed to solicit and

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accept any forms of advantages (monetary or otherwise) from customers, contractors, suppliers or any other person.

- 9.2 The application form and these Application Notes are not legally binding on URA. URA is not liable to any person for any loss or damages which may be incurred or sustained by relying on any information contained in the application form and these Application Notes.
- 9.3 URA reserves the right to modify the above contents at any time without prior notice. The web version shall prevail should there be any changes. Please refer to “Building Rehabilitation Platform” (www.brplatform.org.hk) for the latest version.
- 9.4 Any wilful misrepresentation or omission may lead to disqualification and court proceeding. The Applicant is reminded that it is a criminal offence to obtain any pecuniary advantage by deception.
- 9.5 If a black rainstorm warning signal or tropical cyclone warning signal No. 8 or above is in effect at on or after 2 p.m. on the closing date for application, the closing date for application will be postponed to the following working date (excluding Saturday) after the black rainstorm warning signal has ceased to be in effect or the tropical cyclone warning signal No. 8 is lowered.
- 9.6 This document is an English version translation of the Chinese version of the Application Notes and is for reference purpose only. In the event of conflict or inconsistencies, the Chinese version prevails.

Enquiry Hotline: 3188 1188

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Annex I

Examples 1 and 2 have the following assumptions:

1. The Applicant uses **free consultancy** service arranged by URA with regard to lift modernisation works
2. There are 20 units in the building carrying out the lift modernisation works
3. Each unit in the building concerned has same undivided shares

Example 1	
Calculation Formula/Definition	Amount (HK\$)
Contract price for lift modernisation works ^{Note 1} (per lift) (i)	1,000,000
URA's estimates for item (i) (per lift) (ii)	800,000
Works cost used to determine the subsidy amount ^{Note 2} (per lift) (iii)	800,000
Subsidy amount granted to owners for the works (per lift) (iv) <i>Works cost used to determine the subsidy amount (iii) x 60% = (\$800,000 x 60% = \$480,000) OR</i> <i>\$500,000 maximum per lift ^{Note 3}</i>	480,000
(A) Subsidy amount granted to each owner for the works (v) <i>Subsidy amount granted to owners for the works (iv) / Number of units (\$480,000 / 20 = \$24,000)</i>	24,000
(B) Additional subsidy amount granted to each elderly owner-occupier for the works <i>(Total contribution for the works cost ^{Note 2} (iii) / Number of units = (\$800,000 / 20 = \$40,000) or \$50,000 maximum per domestic unit ^{Note 3}) minus (v) Subsidy amount granted to each owner for the works (i.e. \$40,000 - \$24,000)</i>	16,000
Total subsidy amount granted to each elderly owner-occupier for the works <i>(A) + (B) = (\$24,000 + \$16,000)</i>	40,000

Example 2	
Calculation Formula/Definition	Amount (HK\$)
Contract price for lift modernisation works ^{Note 1} (per lift) (i)	1,200,000
URA's estimates for item (i) (per lift) (ii)	1,300,000
Works cost used to determine the subsidy amount ^{Note 2} (per lift) (iii)	1,200,000
Subsidy amount granted to owners for the works (per lift) (iv) <i>Works cost used to determine the subsidy amount (iii) x 60% = (\$1,200,000 x 60% = \$720,000) OR</i> <i>\$500,000 maximum per lift ^{Note 3}</i>	500,000
(A) Subsidy amount granted to each owner for the works (v) <i>Subsidy amount granted to owners for the works (iv) / Number of units = (\$500,000 / 20 = \$25,000)</i>	25,000
(B) Additional subsidy amount granted to each elderly owner-occupier for the works <i>(Total contribution for the works cost ^{Note 2} (iii) / Number of units = (\$1,200,000 / 20 = \$60,000) or \$50,000 maximum per domestic unit ^{Note 3}) minus (v) Subsidy amount granted to each owner for the works (i.e. \$50,000 - \$25,000)</i>	25,000
Total subsidy amount granted to each elderly owner-occupier for the works <i>(A) + (B) = (\$25,000 + \$25,000)</i>	50,000

Note 1 : For the lift modernisation work items covered by the LIMSS, please refer to Paragraphs 4.1 to 4.5 of this Application Notes.

Note 2 : If the tender selected by the Applicant with tender price for the lift modernisation works higher than the estimate made by URA, URA shall determine the subsidy amount based on the above estimate. If the tender selected by the Applicant with tender price lower than the estimate made by URA, URA shall determine the subsidy amount based on the contract sum of such tender .

Note 3 : Whichever is lower.

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Examples 3 and 4 have the following assumptions:

1. The Applicant opt to **appoint their own consultant** for co-ordinating the lift modernisation works
2. There are 20 units in the building carrying out the lift modernisation works
3. Each unit in the building concerned has same undivided shares

Example 3	
Calculation Formula/Definition	Amount (HK\$)
Contract price for lift modernisation works ^{Note 1} (per lift) (i)	1,000,000
Consultancy fee of the consultant appointed by the Applicant (per lift) (ii)	40,000
URA's estimates for item (i) (per lift) (iii)	800,000
Works cost used to determine the subsidy amount ^{Note 2} (per lift) (iv)	800,000
Subsidy amount granted to owners for the works (per lift) (v) <i>Works cost used to determine the subsidy amount (iv) x 60% = (\$800,000 x 60% = \$480,000) OR \$500,000 maximum per lift ^{Note 3}</i>	480,000
Subsidy amount granted to owners for the consultancy fee (per lift) (vi) <i>(ii) \$40,000 OR \$20,000 maximum per lift ^{Note 3}</i>	20,000
Total subsidy amount (total subsidy) granted to owners for the works and consultancy fee (per lift) (vii) <i>[(v) + (vi)] (\$480,000 + \$20,000 = \$500,000) OR \$500,000 maximum ^{Note 3}</i>	500,000
(A) Total subsidy granted to each owner (viii) <i>Total subsidy amount granted to owners for the works and consultancy fee (vii) / Number of units (\$500,000 / 20 = \$25,000)</i>	25,000
(B) Additional total subsidy granted to each elderly owner-occupier <i>(Total contribution for the works cost ^{Note 2} and full consultancy fee [(iv) + (ii)] / Number of units = [(\$800,000 + \$40,000) / 20 = \$42,000] OR \$50,000 maximum per domestic unit ^{Note 3}) minus (viii) Total subsidy granted to each owner (i.e. \$42,000 - \$25,000)</i>	17,000
Total subsidy granted to each elderly owner-occupier <i>(A) + (B) = (\$25,000 + \$17,000)</i>	42,000

Note 1 : For the lift modernisation work items covered by the LIMSS, please refer to Paragraphs 4.1 to 4.5 of this Application Notes.

Note 2 : If the tender selected by the Applicant with tender price for the lift modernisation works higher than the estimate made by URA, URA shall determine the subsidy amount based on the above estimate. If the tender selected by the Applicant with tender price lower than the estimate made by URA, URA shall determine the subsidy amount based on the contract sum of such tender .

Note 3 : Whichever is lower.

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Example 4	
Calculation Formula/Definition	Amount (HK\$)
Contract price for lift modernisation works ^{Note 1} (per lift) (i)	1,200,000
Consultancy fee of the consultant appointed by the Applicant (per lift) (ii)	16,000
URA's estimates for item (i) (per lift) (iii)	1,300,000
Works cost used to determine the subsidy amount ^{Note 2} (per lift) (iv)	1,200,000
Subsidy amount granted to owners for the works (per lift) (v) <i>Works cost used to determine the subsidy amount (iv) x 60% = (\$1,200,000 x 60% = \$720,000) OR \$500,000 maximum per lift ^{Note 3}</i>	500,000
Subsidy amount granted to owners for the consultancy fee (per lift) (vi) <i>(ii) \$16,000 OR \$20,000 maximum per lift ^{Note 3}</i>	16,000
Total subsidy amount (total subsidy) granted to owners for the works and consultancy fee (per lift) (vii) <i>[(v) + (vi)] (\$500,000 + \$16,000 = \$516,000) OR \$500,000 maximum ^{Note 3}</i>	500,000
(A) Total subsidy granted to each owner (viii) <i>Total subsidy amount granted to owners for the works and consultancy fee (vii) / Number of units = (\$500,000 / 20 = \$25,000)</i>	25,000
(B) Additional total subsidy granted to each elderly owner-occupier <i>(Total contribution for the works cost ^{Note 2} and full consultancy fee [(iv) + (ii)] / Number of units = [(\$1,200,000 + \$16,000) / 20 = \$60,800] OR \$50,000 maximum per domestic unit ^{Note 3}) minus (viii) Total subsidy granted to each owner (i.e. \$50,000 - \$25,000)</i>	25,000
Total subsidy granted to each elderly owner-occupier <i>(A) + (B) = (\$25,000 + \$25,000)</i>	50,000

Note 1 : For the lift modernisation work items covered by the LIMSS, please refer to Paragraphs 4.1 to 4.5 of this Application Notes.

Note 2 : If the tender selected by the Applicant with tender price for the lift modernisation works higher than the estimate made by URA, URA shall determine the subsidy amount based on the above estimate. If the tender selected by the Applicant with tender price lower than the estimate made by URA, URA shall determine the subsidy amount based on the contract sum of such tender .

Note 3 : Whichever is lower.

AN-LIMSS(2)

Appendix

Owners and the lift maintenance contractor must complete the following form and check the current status of serviceable floor and any missing “essential safety devices” of your lift(s). The duly completed form must be submitted together with the Application Form, otherwise URA will not process the application concerned. Any erroneous information provided may affect the priority of the application or result in disqualification.

Information Sheet of Lift

Part 1 (Completed by Lift Maintenance Contractor)

Address				
Maintenance Contractor and Contract Expiry Date				
Lift Number	1)	2)	3)	4)
EMSD Lift Location ID	1)	2)	3)	4)
Double Brake System	Yes / No	Yes / No	Yes / No	Yes / No
Unintended Car Movement Protection Device/ Function	Yes / No	Yes / No	Yes / No	Yes / No
	Type	Type	Type	Type
Ascending Car Overspeed Protection Device/ Function	Yes / No	Yes / No	Yes / No	Yes / No
	Type	Type	Type	Type
Car Door Mechanical Lock / Function	Yes / No	Yes / No	Yes / No	Yes / No
Registered Lift Contractor / Engineer / Worker Chop and Signature				Date

Part 2 (Completed by the Applicant)

Lift Number	1)	2)	3)	4)
EMSD Lift Location ID	1)	2)	3)	4)
Only one lift serve for domestic portion in the building?	Yes / No			
Is any floor served by this lift only?	Yes / No	Yes / No	Yes / No	Yes / No
Name of Applicant's Representative and Signature				

Note:

1. Please delete as appropriate.
2. If your building have more than four lifts, please copy the form yourselves and request the registered lift contractor / engineer / worker to complete, chop and sign the form separately.

AN-LIMSS(2)

List of Abbreviations

Application Notes for Building (Applicable to Owners' Corporation / Owners' Organisation / Representatives of all owners)

Abbreviation	Application Notes
AN-CAS	Application Notes for Common Area Repair Works Subsidy
AN-LIMSS(2)	Application Notes for Second Round Lift Modernisation Subsidy Scheme
AN-OB2.0(Bldg)	Application Notes for Operation Building Bright 2.0 (Applicable to Owners' Organisation of Category 1 Building)
AN-FSWS	Application Notes for Fire Safety Improvement Works Subsidy Scheme
AN-ST	Application Notes for Smart Tender Building Rehabilitation Facilitating Services
AN-MBIS	Application Notes for Mandatory Building Inspection Subsidy Scheme

Application Notes for Individual Flat Owner

Abbreviation	Application Notes
AN- OB2.0(OO)	Application Notes for Operation Building Bright 2.0 (Applicable to Owner- Occupier)
AN-LIMSS (2)(EOO)	Application Notes for Second Round Lift Modernisation Subsidy Scheme (Applicable to Elderly Owner- Occupier)
AN-HRIL	Application Notes for Home Renovation Interest-free Loan
AN-BSLS	Application Notes for Building Safety Loan Scheme
AN-BMGSNO	Application Notes for Building Maintenance Grant Scheme for Needy Owners