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Replies to supplementary questions raised by Legislative Council Members in examining the Estimates of Expenditure 2026-27

Director of Bureau : Secretary for Development

Session No. : 15

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CONTROLLING OFFICER'S REPLY

S-DEVB(PL)001

(Question Serial No. S037)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (700) General non-recurrent
(Item 801 Subsidy for property owners to participate in Smart Tender scheme)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As pointed out in the reply, the Government has proposed allocating a total of \$300 million to the Urban Renewal Authority (URA), with \$100 million as start-up capital for the URA to actively consider establishing a subsidiary company dedicated to providing the enhanced "Smart Tender" services and ensure the subsidiary has sufficient initial capital to launch the new service. Besides, after the end of each financial year, the URA shall furnish a report on the affairs of the URA for that year, the audited financial statements, and the auditor's report on audit of those statements. The aforementioned reports and financial statements (the relevant reports) shall also be tabled in the Legislative Council (LegCo).

1. The relevant reports are financial audits, whereas value for money audits conducted by the Audit Commission are aimed at assessing the economy, efficiency and effectiveness with which the audited body has operated. They are different from each other. In respect of the URA's responsibilities, how does the Bureau measure its administrative efficiency and accountability?
2. Further to the above question, given that the entire \$300 million will be funded by the Government, will the subsidiary company be brought under the scope of audits by the Audit Commission? If so, what are the details; if not, how will the LegCo and the public conduct oversight?
3. Given that the Independent Committee set up in relation to the fire incident at Wang Fuk Court in Tai Po is conducting an investigation, will the Government wait for the Committee's release of its findings with the role and responsibilities of the URA better assessed before injecting the capital into the subsidiary company?

Asked by: Hon KAN Wai-mun, Carmen

Reply:

1. We understand societal concerns about the administrative efficiency and accountability of the Urban Renewal Authority (URA). Under the prevailing system, there is a comprehensive and effective mechanism in place to oversee the operations of the URA. The specific regulatory arrangements cover the following three levels:
 - I. statutory regulation under the URA Ordinance (Cap. 563) (URAO): The powers, functions and all operations of the URA shall strictly comply with the provisions of the URAO. The URAO has clearly provided for the legal regulations in relation to the URA's financial arrangements, submission and approval of its business plans and the responsibilities of furnishing reports to the Government and the Legislative Council (LegCo);
 - II. oversight by the URA Board and its committees: The URA Board is the decision-making and executive body of the URA; all directors of the Board, including the Chairman, shall be appointed by the Chief Executive. The Board will closely monitor the overall strategy, performance and governance of the URA, including the progress and financial status of projects. The Audit Committee under the URA Board is responsible for overseeing, among others, internal control systems, risk management procedures and the financial reporting system of the URA, as well as reviewing and endorsing the URA's audited annual financial statements, including the statutory auditors' report; and
 - III. oversight by the LegCo: Pursuant to the URAO, the URA shall not only furnish to the Government a report of the affairs of the URA for that year, the audited financial statements, and the auditor's report on audit of those statements, but also table the same to the LegCo for review. In addition, it is also stipulated in the URAO that the committees and subcommittees of the LegCo may request the Chairman and the executive directors to attend their meetings and they shall comply. The Chairman and the executive directors shall answer questions raised by the Members of the LegCo at the meetings. Besides, the Secretary for Development, together with the Chairman and Managing Director of the URA, attends the Panel on Development of the LegCo annually to report on the URA's operations and financial situation and to answer questions from Members of the LegCo.

In summary, the Government considers that the prevailing system can exercise comprehensive and effective oversight of the URA and struck an appropriate balance between maintaining the flexibility required for the URA's operation and safeguarding public interests. The Development Bureau (DEVB) will continue to closely monitor the URA's operations and urge it to continuously improve its corporate standards to meet societal expectations.

2. The URA and its subsidiary company operate on a commercial model and manage their affairs under prudent business principles. Given that their nature of business and mode of operation are different from those of typical government departments or subvented

organisations, the URA and its subsidiary company will make reference to the best market practices in formulating the code of practice for corporate management and risk management system, with a view to achieving effective and prudent management. In terms of auditing, the URA will consider introducing an internal audit model on governance for the subsidiary company similar to its own, which will include the establishment of an internal audit office to conduct regular audits on the effectiveness and efficiency of internal control, reporting to the Audit Committee specially established under the board of directors, and appointing external auditors to conduct independent audits of annual financial reports. The relevant audit reports will be submitted to the board of directors or the management committee for review. Besides, we will consider including the subsidiary company as a “public body” under the Prevention of Bribery Ordinance (Cap. 201) to implement stricter regulatory measures.

3. Since the Government proposed the enhanced version of “Smart Tender” in January 2026, there has been widespread support from the community. The DEVB is working out the details of the enhanced version of “Smart Tender” with the URA, with the target of reporting the specific proposed measures and implementation details to the Panel on Development of the LegCo in mid-2026, consulting members of the sector, and rolling out the enhanced services in the second half of 2026. It is expected that the Independent Committee will complete its investigation report in September 2026. We will adjust the arrangements under the enhanced version of “Smart Tender” with reference to the report’s recommendations and as and when necessary.

- End -

CONTROLLING OFFICER'S REPLY

S-DEVB(PL)002

(Question Serial No. S038)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

1. The Government established the Hung Shui Kiu Industry Park Company Limited (the Company) for developing and operating the around 23-hectare industry park at Hung Shui Kiu in the Northern Metropolis. As stated in the Secretary's speech, the remaining preparatory work would be completed in the second quarter of 2026 including seeking approval from the Legislative Council for an injection of \$10 billion into the Company which enables it to commence operation in mid-2026. According to the briefing provided by the Bureau at the LegCo earlier, the \$10 billion would be the initial capital for the Company's first phase of development, and the relevant development works would cover an area of only 10.6 hectares. This shows that the capital injection is insufficient to meet long-term development needs. Will the Government explore allowing the Company to issue bonds on its own, with a view to motivating the market and public to participate? If so, what are the details? If not, what plans and confidence does the Government have regarding medium to long-term development needs?

Asked by: Hon KAN Wai-mun, Carmen

Reply:

The Government established the wholly government-owned, non-statutory "Hung Shui Kiu Industry Park Company Limited" (the Park Company) in early 2026. This enables the Government to take a proactive role in bringing in enterprises, as well as developing and operating the around 23-hectare sites of the Hung Shui Kiu Industry Park (the Industry Park) under a more flexible approach that integrates market forces and adopts public-private partnership (PPP) models, with a view to accelerating the bringing in of industries to the Northern Metropolis.

The Park Company will develop the 23-hectare sites by phases, among which, eight hectares are readily available “spade-ready sites”, and the remaining 15 hectares will have site formation completed by around end-2027. Following the consultation with the Panel on Development of the Legislative Council in March 2026, the Development Bureau will submit funding application to the Finance Committee in May for injecting \$10 billion through the Capital Investment Fund into the Park Company as initial capital to support its initial operation and development needs, including commencing the first phase development of the Industry Park (assuming the Park Company would self-develop around 5.3 hectares out of the aforementioned eight-hectare “spade-ready sites” with a plot ratio of 3.5 covering the design and construction of industry facilities); procuring the software and hardware equipment needed for providing value-added services to support enterprises’ growth; and supporting the Park Company’s operating expenses for the initial five years.

After commencement of operation in mid-2026, the Park Company will be required to submit a development plan for the Industry Park to the Government (including financing arrangements, key performance indicators, etc.), so as to ensure the Park Company will make effective use of the land asset and the Government’s capital injection in accordance with the Government’s industry policies to attract enterprises and investments and to bring in industries for Hung Shui Kiu. Apart from the aforementioned injection of \$10 billion as initial capital, the Government may also consider providing direct loans or loan guarantees to the Park Company in the future to facilitate its financing from the market. The Park Company should seek to attract market capital or adopt PPP models in the long run, for example, the Park Company and the enterprise may form a joint venture to co-develop and co-invest in an individual project with the Park Company providing land as capital and the enterprise providing funding, technology or talent. We believe that with the land and financial support provided by the Government in the early development stage, the Park Company will be able to gradually establish a sustainable financial model in accordance with its operational strategy under the supervision of the Government and the Board of Directors, which includes implementing diverse financing arrangements such as attracting market capital and adopting PPP models, which should obviate the need for the Park Company to continue relying on the Government’s capital injection.

- End -

CONTROLLING OFFICER'S REPLY

S-DEVB(PL)003

(Question Serial No. S039)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (700) General non-recurrent
(Item 801 Subsidy for property owners to participate in Smart Tender scheme)
(Item 802 Operation Building Bright 2.0)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

1. As mentioned in the reply, since the implementation of Operation Building Bright 2.0 (OBB 2.0) in 2018, the \$6 billion funding of OBB 2.0 is nearly exhausted. What is the actual remaining balance? How many applications for OBB 2.0 have not yet entered the tendering procedures? What categories are they in? What are the reasons for not having entered the tendering procedures?
2. At the meeting, the Bureau mentioned that the remaining commitment for "Smart Tender" was approximately \$150 million. Please set out in tabular form the annual commitment, the balance and usage conditions (including applications received and/or being processed) in respect of "Smart Tender" over the past five years and up to 31 March 2026.

Asked by: Hon KAN Wai-mun, Carmen

Reply:

1. There are two categories of buildings under Operation Building Bright 2.0 (OBB 2.0). Category 1 buildings are those with owners who are prepared to take up the organisation of inspection and repair works for their buildings under the Mandatory Building Inspection Scheme (MBIS). Owners of eligible buildings may apply to the Urban Renewal Authority (URA) within the specified timeframe. Category 2 buildings are those with outstanding MBIS notices and the owners concerned have difficulties in co-ordinating the requisite inspection and repair works. The Buildings Department (BD) proactively selects Category 2 buildings on a risk basis and exercises its statutory

power to carry out the requisite inspection and repair works in default of owners, and seeks to recover the cost from owners concerned afterwards. Eligible owners of Category 2 buildings may claim subsidies under OBB 2.0 to cover all or part of such cost claimed by the BD.

As at end-2025, there were a total of 3 863 eligible buildings under OBB 2.0 approved/selected, including 2 099 Category 1 buildings and 1 764 Category 2 buildings⁽¹⁾.

Note⁽¹⁾: This excludes 482 buildings originally selected by the BD as Category 2 buildings but the default works did not proceed further as the owners concerned subsequently decided to take up the prescribed works themselves.

As there may be several years between the issue of approval-in-principle for “OBB 2.0” subsidies and the claiming of subsidies by owners, the URA has to reserve sufficient funds for owners’ future applications for subsidies upon issuing approval-in-principle letters to relevant owners. As at end-2025, the URA has released and committed to releasing a total of approximately \$4.7 billion in this regard. The funding for OBB 2.0 will be exhausted upon completion of vetting of the third round of applications.

As at end-2025, the progress of tender invitation regarding Category 1 buildings subsidies, for which have been approved under “OBB 2.0” is set out in the table below:

Progress of tender invitation⁽²⁾	Number of Category 1 buildings
a) Tender invitation for commissioning registered inspectors to carry out prescribed inspection not yet completed	243
b) Prescribed inspection completed but tender invitation for commissioning a contractor to carry out prescribed repair works not yet completed	1 046

Note⁽²⁾: As the BD proactively selects Category 2 buildings on a risk basis and exercises its statutory power to carry out the requisite inspection and repair works in default of owners, owners are not required to proceed with tender invitation themselves.

Based on the URA’s experience and feedback from owners/owners’ corporations, the challenges and/or difficulties in arranging inspection and repair works mainly lie in: (i) long time spent by owners to discuss and reach consensus on the scope of registered inspectors services or repair works for tender invitation; and (ii) tender evaluation and assessment. Besides, the pandemic in the past few years was also believed to have an impact on the overall progress of organising and undertaking the prescribed inspections and repair works.

2. The URA launched “Smart Tender” in May 2016. The Government allocated \$300 million in October 2017 to subsidise owners to participate in “Smart Tender” at a concessionary rate.

As at end-2025, a total of 4 400 applications were received under “Smart Tender”, of which 4 370 applications were approved-in-principle, benefiting around 5 200 buildings

and involving approximately 446 500 households. The total amount of subsidy released and committed to be released was around \$155 million.

The number of applications received under “Smart Tender”, the number of applications approved, the subsidy approved and the balance of commitment over the past five years are set out in the table below with breakdown by year:

Year	Number of applications received (cases)	Number of approved applications (cases)⁽³⁾	Subsidy approved⁽⁴⁾ (\$'000)	Balance of commitment as at the end of year (\$'000)
2021	179	861	26,310	251,060
2022	227	856	25,526	225,534
2023	1 683 ⁽⁵⁾	318	27,801	197,733
2024	234	466	23,020	174,713
2025	301	900	29,705	145,008
Total	2 624	3 401	132,362	/

Note⁽³⁾: As the processing of some cases may span across several years, the number of approved applications may not correspond to the number of applications received in that particular year.

Note⁽⁴⁾: Subsidy approved includes the amount of subsidies released and committed to be released.

Note⁽⁵⁾: More applications were received in 2023 as the third round of OBB 2.0 opened for application from April to September that year. In general, buildings that have applied for OBB 2.0 must also apply for “Smart Tender”.

- End -

CONTROLLING OFFICER'S REPLY

S-DEVB(PL)004

(Question Serial No. S040)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

The Secretary has mentioned in her speech that (the pilot area) in Hung Shui Kiu is the first pilot area under large-scale land disposal for which the tender was launched, and after the tender close in July, the Bureau will complete the tender evaluation process as soon as possible. The Bureau will also continue to incentivise investments from the market by implementing other innovative land administration measures.

1. In this connection, what initiatives have been implemented proactively to attract tenderers (including whether there is a “dedicated team” under the dedicated groups for the Northern Metropolis (NM), such as the Working Group on Planning and Development led by the Deputy Financial Secretary under the Committee on Development of the NM, to deal with the related work) since the Bureau launched the tender in December last year? If so, what are the details?
2. If not, given that some views considering that large-scale land disposal is an innovative approach in Hong Kong and it should not passively wait for the tender deadline, and that it is suitable to identify Hung Shui Kiu, which borders Shenzhen, as a pilot area for deepening co-operation in the Guangdong-Hong Kong-Macao Greater Bay Area, has there been any research conducted with relevant Mainland ministries or parks with experience in large-scale land disposal? If so, what are the details; if not, what are the reasons?

Asked by: Hon KAN Wai-mun, Carmen

Reply:

1. & 2.

Large-scale land disposal is one of the innovative and diversified development approaches in the Northern Metropolis (NM). Under this development approach, the

Government would identify sizeable parcels of land including industry and residential sites with commercial value, as well as public facility sites, for site formation and integrated development by successful tenderers. This aims to better leverage private market forces to expedite the development of the NM.

We have visited various Mainland cities to understand local experiences in large-scale land disposal as a reference for the NM development. Besides, we invited the market to submit expressions of interest for three pilot areas of large-scale land disposal between end-2024 and early 2025, with a total of 22 submissions received. We subsequently met with potential tenderers, including one-on-one meetings, and held a briefing session before the tender. After considering the market feedbacks, we suitably adjusted the arrangements and requirements related to the pilot area in Hung Shui Kiu.

The tender for the Hung Shui Kiu pilot area commenced in end-December 2025, with the tender closing on 3 July 2026. When launching the tender, we produced an introduction video and a leaflet, and notified the consulates in Hong Kong, foreign chambers of commerce, potential tenderers and the banking sector, in addition to issuing a press release. Meanwhile, the message was further disseminated to potentially interested enterprises through the Office for Attracting Strategic Enterprises (OASES), Invest Hong Kong (InvestHK), various economic and trade offices, and offices in the Mainland. Furthermore, the Development Bureau has been collaborating with OASES and InvestHK to introduce the Hung Shui Kiu pilot area to enterprises interested in establishing a foothold in the NM.

- End -

CONTROLLING OFFICER'S REPLY**S-DEVB(PL)005****(Question Serial No. S021)**

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HO Chun Hung)

Director of Bureau: Secretary for Development

Question:

Will the Government provide, in the form of the table below, the total numbers of private buildings aged 30 years or above which have not yet been selected by the Buildings Department (BD) and have not yet been issued with notices under the Mandatory Building Inspection Scheme (notices):

	Number of private buildings by building age (approx.)⁽¹⁾			
	30-39 years	40-49 years	50 years or above	Total
(a) Private buildings selected by BD but not yet issued with notices, and those selected by BD and issued with notices	250	2 150	6 800	9 200
(b) Private buildings not yet selected by BD and not yet issued with notices				
(c) Total [(a)+(b)]				(2)

Note ⁽¹⁾: The number of private buildings includes target buildings that were demolished after the issuance of notices.

Note ⁽²⁾: The total number is equal to the number of private buildings given in reply (1).

Asked by: Hon HUNG Kam-in

Reply:

It is the primary responsibility of owners to maintain their properties in good condition. Owners should carry out timely inspection and maintenance of their properties on their own.

Under the Mandatory Building Inspection Scheme (MBIS), buildings do not automatically become high-risk and warrant the issuance of MBIS notices upon reaching 30 years of age. Statistics indicate that buildings of a lower age (50 years or below), as well as those with a property management company, generally exhibit better condition and maintenance. MBIS mainly targets older buildings with poor building management and condition for the issuance of MBIS notices.

As at the end of 2025, there were about 20 900 buildings aged 30 years or above that were eligible for MBIS. The Buildings Department (BD) selected about 9 200 buildings as target buildings under MBIS on a risk-based approach (including those that were demolished after the issuance of notices). The numbers of private buildings eligible for MBIS, broken down by building age and whether they have been selected as target buildings by BD, are tabulated below –

	Number of private buildings ⁽²⁾ eligible for MBIS ⁽¹⁾ (approx.)			
	30-39 years	40-49 years	50 years or above	Total
(a) Private buildings selected by BD but not yet issued with notices, and those selected by BD and issued with notices	250	2 150	6 800	9 200
(b) Private buildings not yet selected by BD and not yet issued with notices	5 350	3 050	3 300	11 700
(c) Total [(a)+(b)]	5 600	5 200	10 100	20 900

Note ⁽¹⁾: Excluding domestic buildings of three storeys or below.

Note ⁽²⁾: The number of private buildings includes target buildings that were demolished after the issuance of notices.

- End -

CONTROLLING OFFICER'S REPLY**S-DEVB(PL)006****(Question Serial No. S023)**

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HO Chun Hung)

Director of Bureau: Secretary for Development

Question:

Among the sub-divided flats inspected in the past three years, how many were inspected by attending to reports, and how many were inspected as target buildings?

Asked by: Hon LAM Siu-lo, Andrew

Reply:

Sub-divided flats (SDFs) generally refer to the subdivision of a flat in a building, as shown on the original approved building plans, into multiple individual domestic units for rental. Pursuant to the prevailing enforcement policy, the Buildings Department (BD) takes enforcement actions against building irregularities associated with SDFs through large scale operations and by attending to public reports.

The numbers of SDFs inspected by BD in the past three years, including those inspected by attending to reports and through large scale operations (LSOs), are tabulated below –

Year	2023	2024	2025
Total number of SDFs inspected ^(Note)	1 719	1 630	1 689
Number of SDFs inspected by attending to reports	1 097	995	1 101
Number of SDFs inspected through LSOs	622	635	588

Note: Number of SDFs refers to the number of units shown on the original approved building plans.

- End -

CONTROLLING OFFICER'S REPLY

SV-DEVB(PL)001

(Question Serial No. SV015)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

What is the provision earmarked by the Government in 2026-27 for the development or enhancement of harbourfront sections in Kowloon?

Asked by: Hon CHENG Wing-shun, Vincent

Reply:

The Development Bureau (DEVB) has been working closely with the Harbourfront Commission to promote various initiatives to enhance the Victoria Harbourfront, with a view to creating a diversified, vibrant, accessible and inclusive harbourfront space for the public. The total length of the harbourfront promenades in Kowloon will reach approximately 15 kilometres upon completion of the projects to be completed in 2026 (including the pedestrian walkway connecting the West Kowloon Cultural District (WKCD) to Tai Kok Tsui, the waterfront promenade next to the Kai Tak New Acute Hospital and the event space and public open space at the former Hung Hom Railway Freight Yard Pier site) and the length will be further increased to approximately 16 kilometres by 2028.

The relevant Capital Works projects co-ordinated by the DEVB (Planning and Lands Branch), with provision earmarked in 2026-27 for the development and enhancement of harbourfront sections in Kowloon, are as follows:

Project	Estimate 2026-27^{Note} (\$'000)
Works for waterfront pedestrian walkway linking the WKCD and Tai Kok Tsui	17,478
Sewerage connection for the enhancement of Hung Hom waterfront area	10,000
Enhancement works at Hung Hom waterfront areas	9,025

Project	Estimate 2026-27^{Note} (\$'000)
Commencement of the Study on East Kowloon Harbourfront Trail	9,900
Enhancement of the promenade at Long Yuet Street, To Kwa Wan	9,248
Enhancement works at the Pier of the Former Kowloon-Canton Railway Corporation Hung Hom Freight Yard	7,300
Construction of Hung Hom Urban Park—phases 1 and 3	3,850

Note: As the provision for some projects spans several financial years, the relevant amounts only reflect the provision earmarked in 2026-27 for the projects.

Separately, some larger-scale harbourfront enhancement projects in Kowloon are funded by the private sector or other organisations, or included in other major infrastructure projects. Among these, projects to be developed/connected by 2028 include the waterfront promenade at Nos. 1-5 Kai Hing Road within private developments, the waterfront promenade next to the Kai Tak New Acute Hospital developed by the Hospital Authority, the waterfront promenade at WestK Performing Arts Centre developed by the WKCD Authority, and the Metro Park (Phase 2B) under the Central Kowloon Route project.

- End -

CONTROLLING OFFICER'S REPLY

SV-DEVB(PL)002

(Question Serial No. SV014)

Head: (138) Government Secretariat: Development Bureau
(Planning and Lands Branch)

Subhead (No. & title): (700) General non-recurrent
(Item 878 Building Maintenance Grant Scheme for Needy Owners)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)
(Ms Doris HO)

Director of Bureau: Secretary for Development

Question:

As mentioned in the reply under Serial No. DEVB(PL)068, some applications for the Building Maintenance Grant Scheme for Needy Owners were not approved-in-principle as they exceeded the income and asset limits. Please provide breakdown statistics on the distribution of the aforesaid cases which were not approved-in-principle by the amounts exceeding the limits. Besides, will the Government consider adjusting the relevant income and asset limits?

Asked by: Hon KWOK Fu-yung

Reply:

The Building Maintenance Grant Scheme for Needy Owners (BMGSNO) aims to provide financial assistance to needy owner-occupiers to subsidise the costs of repairs and maintenance of their self-occupied properties (including building common areas and owner-occupied flats) in order to alleviate building dilapidation and to enhance the safety of their homes. The BMGSNO is implemented by the Urban Renewal Authority (URA).

As at end-2025, the number of applications not approved-in-principle under the BMGSNO was 12 772. Of these cases, the numbers of applications with asset and income limits exceeded were 1 128 (9%) and 602 (5%) respectively. There were another 6 896 (54%) cases where the applicants withdrew their applications. The reasons for the remaining cases not approved-in-principle include, among others, failure to submit all required documents before the deadline, and applicants not being the owner-occupiers. The URA does not maintain breakdown figures for the amounts exceeding the asset and income limits.

The means-test arrangements for the BMGSNO in respect of asset and income are linked to the Government's subsidy schemes. The asset and income limits for these schemes are adjusted annually under the established mechanism.

Taking elderly applicants (aged 60 or above) as an example, the asset and income limits under the BMGSNO are set at three times the asset limit, and the income limit prescribed by the Social Welfare Department (SWD) for applying for the "Old Age Living Allowance". These limits are adjusted annually in accordance with the annual review of the SWD.

For applicants of Disability Allowance, the asset and income limits under the BMGSNO are set at the asset and income limits prescribed by the Hong Kong Housing Authority (HA) for applying for public rental housing. These limits are adjusted annually in accordance with the annual review of the HA.

- End -