

**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

Question Serial No.

Head : 82 Buildings Department Subhead (No. & title) :

1621

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

Regarding the Co-ordinated Maintenance of Buildings Scheme:

1. How many buildings in the territory are covered by the Co-ordinated Maintenance of Buildings Scheme? What is the percentage of the repaired buildings completed in proportion to the numbers of buildings covered by the Scheme?
2. The Scheme was reviewed in 2004. What were the results of the review? and
3. The Administration stated that the planned target for 2005 of the Scheme will be implemented under a new modality. Please elaborate in details on the operations of the new modality and the similarities and differences between the old and new.

Asked by : Hon. CHAN Kam-lam

Reply :

1. The Co-ordinated Maintenance of Buildings Scheme (CMBS) was launched in 2000 to assist building owners in buildings targeted under the scheme in fulfilling their responsibility to manage and maintain their buildings. Under the CMBS, our Department and six other government departments work together to facilitate the carrying out of improvement works to their buildings. Since the implementation of the CMBS, 550 buildings have been selected. We have commenced necessary work for these selected buildings of which 191 or 35% have completed the required improvement works.
2. A review of the CMBS was conducted in 2004. The review findings indicated that the CMBS is useful in motivating and helping building owners to proceed with building repair works on a voluntary basis. However, the original mode of operation adopted in the past few years has substantial resource implications on our Department.

3. In view of the findings of the review, we have adopted a modified CMBS in 2005 drawing on the expertise of the Hong Kong Housing Society (HKHS) in building management and maintenance. Under the modified scheme, whilst we will retain the function as the coordinator, and be responsible for conducting inspections and arranging meetings with building owners in association with other government departments, we will focus more on the role of law enforcement against the non-compliant owners. The HKHS will provide technical support to the owners with regard to the formation of Owners' Corporations, appointment of Authorized Persons and Contractors for the removal and repair works. The HKHS will also assist the owners in co-ordinating loan applications if necessary, and in monitoring the progress of the repair works and the removal of unauthorized building works. In 2005, we will select 150 buildings for the modified scheme.

Signature

Name in block letters

Post Title

Date

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Marco WU

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Director of Buildings

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6 April 2005

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