

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

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

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

The Buildings Department (BD) has mentioned that it would “collaborate with the Hong Kong Housing Society and the Urban Renewal Authority in speeding up the rehabilitation of old buildings” in 2005-06. Can the Administration elaborate on the details of this item of work, its expenditure and manpower involved?

Asked by : Hon. FUNG Kin-kee, Frederick

Reply :

We have joined hands with the Hong Kong Housing Society (HKHS) and the Urban Renewal Authority (URA) to work for the rehabilitation of old buildings.

The HKHS had launched in February 2005 a “Building Management and Maintenance Scheme” (BMMS) to provide financial and technical assistance to owners to improve the management and maintenance of their old properties. The scheme covers four areas of work, namely, education and publicity; guidance and advice; incentive and assistance, as well as an interest-free loan. Under the scheme, the HKHS helps owners of old private residential buildings to form Owner Corporations (OC), provides subsidies to owners to repair and maintain buildings aged 20 years or above; and offers interest-free loans to owners of old buildings to carry out repair and maintenance works in relation to the safety and hygiene of their flats. The HKHS has earmarked \$3 billion to implement the BMMS for a period of ten years.

The URA operates two schemes, namely the “Building Rehabilitation Extended Trial Scheme” and “Building Rehabilitation Loan Scheme” to promote preventive maintenance of domestic or composite buildings within areas targeted for urban renewal actions. Under these schemes, the URA provides technical and financial support to owners on matters like appointment of Authorized Persons and Contractors, subsidizing part of the construction cost in improving the condition of common parts of the buildings and granting interest-free loans to owners to finance the renovation works to improve the conditions of the buildings. The URA has earmarked \$210 million to implement its rehabilitation schemes for a period of five years.

Whilst the Government, HKHS and URA cooperate with one another to help improve the conditions of existing buildings, there is a clear demarcation of work between the Government and the other two organizations. While we will primarily focus on carrying out inspections of buildings and law enforcement under the Buildings Ordinance (BO), the HKHS and URA will provide technical support to owners on matters such as formation of OC, appointment of Authorized Persons and Contractors, co-ordination of loan applications and monitoring of the progress of repair and removal works.

We have a staff strength of 386 officers to deal with the problems in existing buildings, including collaborated actions with the HKHS and the URA. These staff are also responsible for other enforcement actions under the BO. We do not have a breakdown of the estimated expenditure dedicated to this task.

Signature	_____
Name in block letters	Marco WU
Post Title	Director of Buildings
Date	6 April 2005

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