

HPLB(B) 74/07/03(00)

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6 September 2002

Clerk of Panel
(Attn: Mrs Queenie Yu)
LegCo Panel on Planning, Lands and Works
Legislative Council Chamber
8 Jackson Road, Central
Hong Kong

Dear Mrs Yu,

**Review of the Pilot Coordinated
Maintenance of Buildings Scheme**

At the meeting of the Panel held on 16 May 2002, the Administration undertook to provide Members with some further information relating to the pilot Coordinated Maintenance of Buildings Scheme (CMBS). The relevant information is provided below.

Number of Loan Scheme Applications

2. We undertook to check the number of applications for the Building Safety Loan Scheme to fund the necessary repair and improvement works from owners of the 150 “target buildings” in the CMBS and the number of owners involved in each application. According to the Buildings Department (BD)’s records, there have been **270** applications from owners of **49** out of the 150 “target buildings” applying for loans under the Building Safety Loan Scheme to fund the works required under CMBS. Each application is from one owner.

Incidents of Fallen Building Structures causing Injury or Death

3. As regards incidents of fallen structures (or part(s) of a structure) attached to the exterior walls of buildings which had caused injury or death in the past three years, the number of such incidents was **20, 15** and **8** for 2000, 2001 and 2002 (up to June) respectively. The corresponding number of injuries (or deaths) was **32 (no death), 18 (one death)** and **9 (one death)** for 2000, 2001 and 2002 (up to June).

Measures by the Government to assist Owners of “Target Buildings”

4. The various measures introduced by the Government to assist owners of target buildings are described in paragraphs 5 to 8 below.

5. For each of the target buildings under CMBS, an officer of BD is appointed as the building coordinator. This building coordinator, together with a liaison officer from the Home Affairs Department (HAD), will convene a meeting with building owners to explain to them the purpose of CMBS and the scope and requirements of the remedial or improvement works required in the comprehensive repair schedule that BD and other relevant departments have jointly prepared. Enquiries from owners on the operation of the scheme will be answered in detail at the meeting. During the course of the works, officers from BD, HAD and other relevant departments will assist owners in different aspects. A more detailed description of the roles of officers from each department is at the Annex.

6. The building coordinator from BD also monitors the removal of UBWs by individual owners of target buildings to ensure the timely completion of requirements under the scheme. Statutory removal orders will be separately served on any uncooperative owners.

7. For owners with financial difficulties, they may apply for loans to carry out the required works through the Building Safety Loan Scheme administered by the Director of Buildings. Interest is charged on borrowers at a rate determined on the no-gain-no-loss principle (currently at 2% below the best lending rate.) Recipients of the Comprehensive Social Security Assistance or Normal Old Age Allowance and applicants satisfying the low-income category criteria can apply for interest-free loans. In exceptional circumstances where borrowers encounter difficulties in repaying the loan, the repayment period may be extended from 36 months to 72 months or for an

unspecified period until the transfer of title of the property or death of the borrower. No security is required for loans of \$50,000 or below.

8. For buildings without an Owners' Corporation (OC), HAD will try to organize the owners and advise and assist them to form an OC to formally take up the role of management and hence maintenance of their building.

9. We should be grateful if you would convey the above information to Members of the Panel.

Yours sincerely,

(Miss Cheung Siu Hing)
for Secretary for Housing, Planning and Lands

c.c. Director of Buildings

Measures to Assist Owners of Target Buildings under CMBS

During the course of the works, building coordinators of the Buildings Department (BD), liaison officers of the Home Affairs Department (HAD) and contact officers of relevant departments will provide the following assistance -

(I) Building Coordinators of BD

- (a) offering administrative advice on appointment procedure to engage Authorized Person (AP) and building contractor;
- (b) offering technical advice on tendering matters and remedial/improvement works including removal of unauthorized building works;
- (c) monitoring progress until completion;
- (d) serving as the main contact point on technical matters between owners/Owners' Corporation (OC) and the participating government departments;
- (e) synchronizing the issue of statutory notices/orders among the participating departments;
- (f) assisting owners who have financial difficulties in applying for loans under Building Safety Loan Scheme; and
- (g) maintaining dialogue with owners and their AP;

(II) Liaison Officers of HAD

- (a) assisting building coordinators in co-ordinating owners' meetings;
- (b) advising and assisting owners to form OC to formally take up management and maintenance of their building; and
- (c) liaising with owners and OC on any dispute concerning building management matters;

(III) Contact Officers of participating Government departments

- (a) attending coordination meeting whenever necessary to offer technical advice and explain office policy within their purview;
- (b) monitoring progress of works; and
- (c) synchronizing the issue of statutory notices/orders with other departments.