

List of LegCo Panel Papers relating to building control policies in which Mr CM Leung was involved as the then Director of Buildings

Item	Title of Papers	Date of Panel Meeting	Policy Matters covered in the Paper	Mr CM Leung's Participation
1	"Developing Hong Kong" [CB(1) 73/00-01(b)] http://www.legco.gov.hk/yr00-01/english/panels/plw/papers/cdr01.pdf	18.10.2000	<ul style="list-style-type: none"> • Planning Strategy (This is not under the policy area of Buildings Department (BD).) • Urban Renewal Principles and Strategy (This is not under the policy area of BD.) • Building safety and maintenance of existing buildings (Under this policy area, the emphasis was on rehabilitation of existing buildings through better maintenance, removal of unauthorized building works (UBWs), control of advertising signboards and enlisting public support.) • Revamp of Building Regulations (In order to foster innovation for design and construction of future buildings, it was necessary to modernize and increase flexibility of the existing building rules and regulations with a view to removing barriers to innovative design and technology.) • Innovation for future buildings (This policy area was about encouraging the construction of environmentally friendly buildings which have to be compatible with the nature, are of 	<p>The paper was presented by the then Secretary for Planning and Lands (SPL) but Mr CM Leung in his then capacity as the Director of Buildings made responses to questions on the new initiatives concerning BD at the meeting, which include:-</p> <p>Removal of unauthorised building work (UBWs) to be stepped up; Measures to enhance professionalism and accountability of building professionals; and Viability of contracting out part of BD's work.</p> <p>Mr CM Leung was involved in the formulation of the relevant initiatives. As the head of the department, Mr Leung sought advice and considered analysis from his subordinates and gave direction and steer in policy research. He also met with relevant stakeholders, building professionals, LegCo members and other government officials to solicit views on the latest building development needs of Hong Kong. Based on the information obtained from various channels and discussion within the Government, draft building policies were formulated and presented to the LegCo and public. Such policies would be implemented with the approval of the relevant authorities and support of the public.</p> <p>The various policies were implemented in ensuing years including the stepping up of enforcement actions against UBWs, review of Building Regulations leading to</p>

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			<p>better quality and easier to maintain. The improvement of living space through the provision of green features such as balconies, sky gardens was put forward.)</p> <ul style="list-style-type: none"> • Incentives for green buildings (As incentives for construction of green buildings, proposals were put forward in the paper which included fast track plan approval, exemption of green facilities from gross floor area (GFA) calculation, extra floor area for green methods of construction with payment of premium and open commendation for outstanding green buildings.) 	<p>legislative amendments and implementation of green building policy which will be discussed later.</p>
2	<p>"Green Buildings - A Proposal to Enhance the Quality of Our Living" [Paper: CB(1)181/00-01(02)] http://www.legco.gov.hk/yr00-01/english/panels/plw/papers/a181e02.pdf</p> <p>Presentation: [CB(1) 267/00-01] http://www.legco.gov.hk/yr00-01/english/panels/plw/papers/cd-rom.pdf</p>	21.11.2000	<p>Green Buildings - A Proposal to Enhance the Quality of Our Living</p> <p>The purpose of the paper was to seek Members' views on the proposals for promoting green and environmentally friendly buildings. The potential incentives include:-</p> <ul style="list-style-type: none"> • Fast-track plan approval • Exemption of green features from gross floor area (GFA) calculation • Extra floor area for green methods of construction • A system for commendation of outstanding green buildings 	<p>Mr CM Leung gave a presentation of his paper and answered most of the questions raised by the Members.</p> <p>Mr CM Leung was involved in the formulation of the relevant initiatives. As the head of the department, Mr Leung sought advice and considered analysis from his subordinates and gave direction and steer in policy research. He also met with relevant stakeholders, building professionals, LegCo members and other government officials to solicit views on the latest building development needs of Hong Kong. Based on the information obtained from various channels and discussion within the Government, draft building policies were formulated and presented to the LegCo and public.</p>

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			<p>The policy matters covered in this paper have been mentioned in Item 1 of this table. The paper sought to explain in more detail the major green features including balconies, wider common corridors and lift lobbies, communal sky gardens, communal podium gardens in commercial/industrial buildings and pre-fabricated non-structural external walls. The four main types of incentives were also mentioned.</p>	<p>Such policies would be implemented with the approval of the relevant authorities and support of the public.</p> <p>Amongst the four potential incentives to promote green and innovation buildings, exemption of green features from GFA calculation was eventually adopted and the incentive policy was implemented via Joint Practice Notes 1 and 2 issued in 2001 and 2002.</p> <p>The other green features mentioned in para. 13 of the paper which do not take up extra floor space such as water recycling facilities, recyclable system formwork were not pursued.</p>
3.	<p>A number of Panel Papers were issued to the LegCo Panel to inform/seek Members's views on the policy/new measures in these areas:</p> <p>“Unauthorized Building Works” [CB(1)1358/99-00(01)] http://www.legco.gov.hk/yr99-00/english/panels/plw/papers/a1358e01.pdf</p> <p>“Building Safety and Timely Maintenance to promote timely maintenance” [CB(1) 181/00-01(01)]</p>	<p>18.4.2000</p> <p>21.11.2000</p>	<p>Comprehensive Strategy for Building Safety and Timely Maintenance formulated by a Task Force under the then Planning and Lands Bureau (PLB) to :</p> <ul style="list-style-type: none"> • Promote timely maintenance of buildings by measures including launching/ reviewing of the Co-ordinated Maintenance of Buildings Scheme; • Tackle UBWs including illegal rooftop structures through reviewing enforcement policy and introducing minor works control system; • Control advertisement signboards through registration system 	<p>BD with Mr CM LEUNG as Director of Buildings provided inputs to the papers which were submitted to LegCo Panel by PLB.</p> <p>Mr CM Leung was involved in the formulation of the relevant initiatives. As the head of the department, Mr Leung sought advice and considered analysis from his subordinates and gave direction and steer in policy research. He also met with relevant stakeholders, building professionals, LegCo members and other government officials to solicit views on the latest</p>

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	<p>http://www.legco.gov.hk/yr00-01/english/panels/plw/papers/a181e01.pdf</p> <p>“Building Safety and Timely Maintenance -- Supplementary Information” [CB(1) 233/00-01(04)] http://www.legco.gov.hk/yr00-01/english/panels/plw/papers/a233e04.pdf</p> <p>“Building safety and timely maintenance - to control advertisement signboards” [CB(1) 328/00-01(01)] http://www.legco.gov.hk/yr00-01/english/panels/plw/papers/a328e01.pdf</p> <p>“Building Safety And Timely Maintenance to tackle Unauthorized Building Works” [CB(1)367/00-01(05)] http://www.legco.gov.hk/yr00-01/english/panels/plw/papers/a367e05.pdf</p> <p>“Legislative Council Brief on A Comprehensive Strategy for Building Safety and Timely</p>	<p>4.12.2000</p> <p>19.12.2000</p> <p>8.1.2001</p> <p>23.4.2001</p>	<p><u>Unauthorized Building Works</u> A new enforcement approach against UBWs was adopted through mounting large-scale clearance operations to remove UBWs on the external walls of buildings. As a result, the number of UBWs cleared per year increased from 3000~4000 to some 14000. Other measures included improvement of target buildings in collaboration with the District Building Management Co-ordination Committees of the Home Affairs Department, extending the Building Safety Improvement Loan Scheme to provide loans to needy building owners, and stepping up the clearance of unauthorized rooftop structures.</p> <p><u>Building Safety and Timely Maintenance to promote timely maintenance</u> Policy matters touched upon in this paper include enhancing support for property owners such as merging of the Building Safety Improvement Loan Scheme and Fire Safety Improvement Loan Scheme; launching of a Co-ordinated Maintenance of Buildings Scheme (CMBS) to improve buildings with maintenance problems; need for improvement on quality of buildings by developers and professionals;</p>	<p>building development needs of Hong Kong. Based on the information obtained from various channels and discussion within the Government, draft building policies were formulated and presented to the LegCo and public. Such policies would be implemented with the approval of the relevant authorities and support of the public.</p> <p>The new initiatives in BD to step up enforcement actions were steered by Mr CM Leung as Director of Buildings together with the senior directorate officers of BD who advised on technical, legal and administrative matters.</p>

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	<p>Maintenance - Implementation Plan”</p> <p>http://www.legco.gov.hk/yr00-01/english/panels/plw/papers/legcobr-e.pdf</p>		<p>partnering with the community and sustaining public education for cultural change.</p> <p><u>Building Safety and Timely Maintenance -- Supplementary Information</u></p> <p>This Paper was a follow-up to the previous paper discussed on 21 November 2000. A wide range of subjects were discussed including CMBS, possible Preventive Maintenance of Buildings Scheme, support for building owners, long-range approach to maintenance for new buildings, market forces and public education.</p> <p><u>Building safety and timely maintenance - to control advertisement signboards</u></p> <p>The policy area covered by this Paper was on control of advertisement signboards through a statutory registration system. The registration system was eventually not pursued due to enormous cost of maintaining the register. It was decided that the proposed Minor Works Control System would help to provide a legal and simple means for signboard owners to erect their signboards.</p> <p><u>Building Safety And Timely Maintenance to tackle Unauthorized Building Works</u></p>	

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			<p>This Paper was about enhanced measures to tackle UBWs including illegal rooftop structures. The 1988 enforcement policy on UBWs was revised to re-focus priorities so that resources would be directed principally to the removal of UBWs constituting imminent danger to life and property, new UBWs, UBWs identified in large-scale clearance operations etc.</p>	
4.	<p>“Comprehensive Review of the Buildings Ordinance - Proposed Amendments to the Buildings Ordinance” [CB(1)1961/01-02(03)] http://www.legco.gov.hk/yr01-02/english/panels/plw/papers/plw0614cb1-1961-3e.pdf</p> <p>“Letter of 6 September 2002 from the Administration on Comprehensive Review of the Buildings Ordinance - Proposed Amendments to the Buildings Ordinance” [CB(1)2489/01-02] http://www.legco.gov.hk/yr01-02/english/panels/plw/papers/plw0614cb1-2489-e.pdf</p>	14.6.2002	<p>Comprehensive Review of the Buildings Ordinance - Proposed Amendments to the Buildings Ordinance</p> <p>Proposed amendments to the BO and its Regulations for:</p> <ul style="list-style-type: none"> • empowering building professionals and contractors to carry out minor works; (This aimed to provide a legal yet simple means for members of the public to carry out building works which are minor in nature hence reducing the number of UBWs built.) • broadening composition of Contractors Registration Committee and extending the validity period for registration of professionals; (This aimed to widen the representation of the industry in the Contractors Registration Committee and lessen 	<p>BD with Mr CM LEUNG as Director of Buildings provided inputs to the paper which was submitted to LegCo Panel by PLB and the letter which was submitted to LegCo Panel by then Secretary for Housing, Planning and Lands.</p> <p>Mr CM Leung was involved in the formulation of the relevant initiatives. As the head of the department, Mr Leung sought advice and considered analysis from his subordinates and gave direction and steer in policy research. He also met with relevant stakeholders, building professionals, LegCo members and other government officials to solicit views on the latest building development needs of Hong Kong. Based on the information obtained from various channels and discussion within the Government, draft building policies were formulated and presented to the LegCo and public. Such policies would be implemented with the approval of the relevant authorities and support of the public.</p>

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			<p>the workload in administering the registers for professionals.)</p> <ul style="list-style-type: none"> • providing registration and control of geotechnical engineers; (This aimed to provide registration and control of geotechnical engineers under the Buildings Ordinance, similar to that already established for authorized persons and structural engineers.) • mandating means of access provisions; (This aimed to enhance provision of means of access for fire fighting and rescue in buildings.) • clarifying responsible party for removal orders of UBWs; (This aimed to facilitate enforcement action by BD with greater certainty.) • enabling issue and registration of warning notices; (This aimed to provide an alternative to issue of removal orders for UBWs which are of lower priorities under the enforcement policy. Through the registration of Warning Notices with the Land Registry, it helps the prospective buyers to be aware of the presence of UBWs in the buildings.) • increasing penalties for building offences; (This aimed to increase deterrent effect for those who break the law.) 	

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			<ul style="list-style-type: none"> • providing for the prosecution of uncooperative owners (This aimed to increase deterrent effect for those who break the law.); and • relaxing the requirements for obtaining building records (This aimed to facilitate the public in obtaining building records.). 	

Buildings Department

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