

# **Buildings (Amendment) Bill 2010**

## **Mandatory Building Inspection Scheme and Mandatory Window Inspection Scheme**

**Development Bureau**

**February 2010**

# Objective

- To arrest the problem of building neglect through **regular inspection** and **preventive repair**



# Building Neglect

- Buildings Continue to Age
  - Currently 17 000 buildings aged 30 years or above
  - Increase to as estimate of 28 000 buildings in 10 years' time
- Building neglect can lead to serious incidents





# Current Situation

- Weak awareness of regular building maintenance of some owners
- Existing Buildings Ordinance
  - **Remedial** measures only : When a building is rendered dangerous or liable to become dangerous, Buildings Department (BD) will issue repair order to owners
  - Lack of **preventive** measures : Owners are not required to carry out regular inspection and repair



# Community Consensus

- Community consensus obtained in public consultation in 2003 and 2005
  - Owners should be responsible for properly maintaining their buildings
  - Should implement mandatory inspection schemes for regular inspection and repair of buildings
  - Owners should shoulder the costs
  - Should impose appropriate penalties on non-compliant cases, targeting at uncooperative owners



# Key Features of Schemes

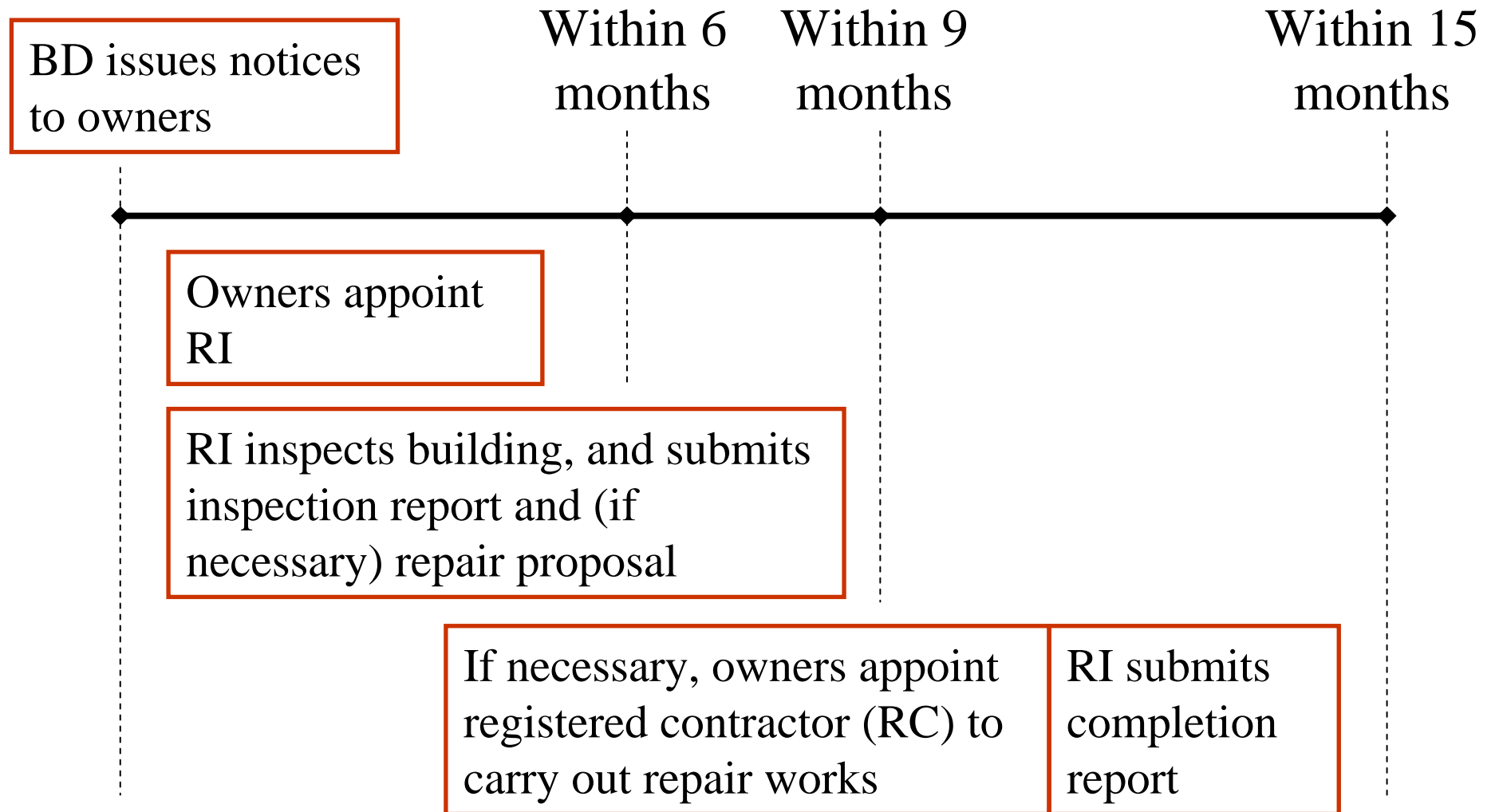
	<b>Mandatory Building Inspection Scheme (MBIS)</b>	<b>Mandatory Window Inspection Scheme (MWIS)</b>
Age of Target Buildings	30 years or above	10 years or above
No of Buildings Involved	17 000	36 000
Inspection Cycle	Once every 10 years	Once every 5 years
Inspection Items	Common parts and external walls (including projections and signboards) (and need to report unauthorized building works)	All windows
Inspectors	Registered Inspectors (RIs)	Qualified Persons (QPs)



# Selection of Target Buildings

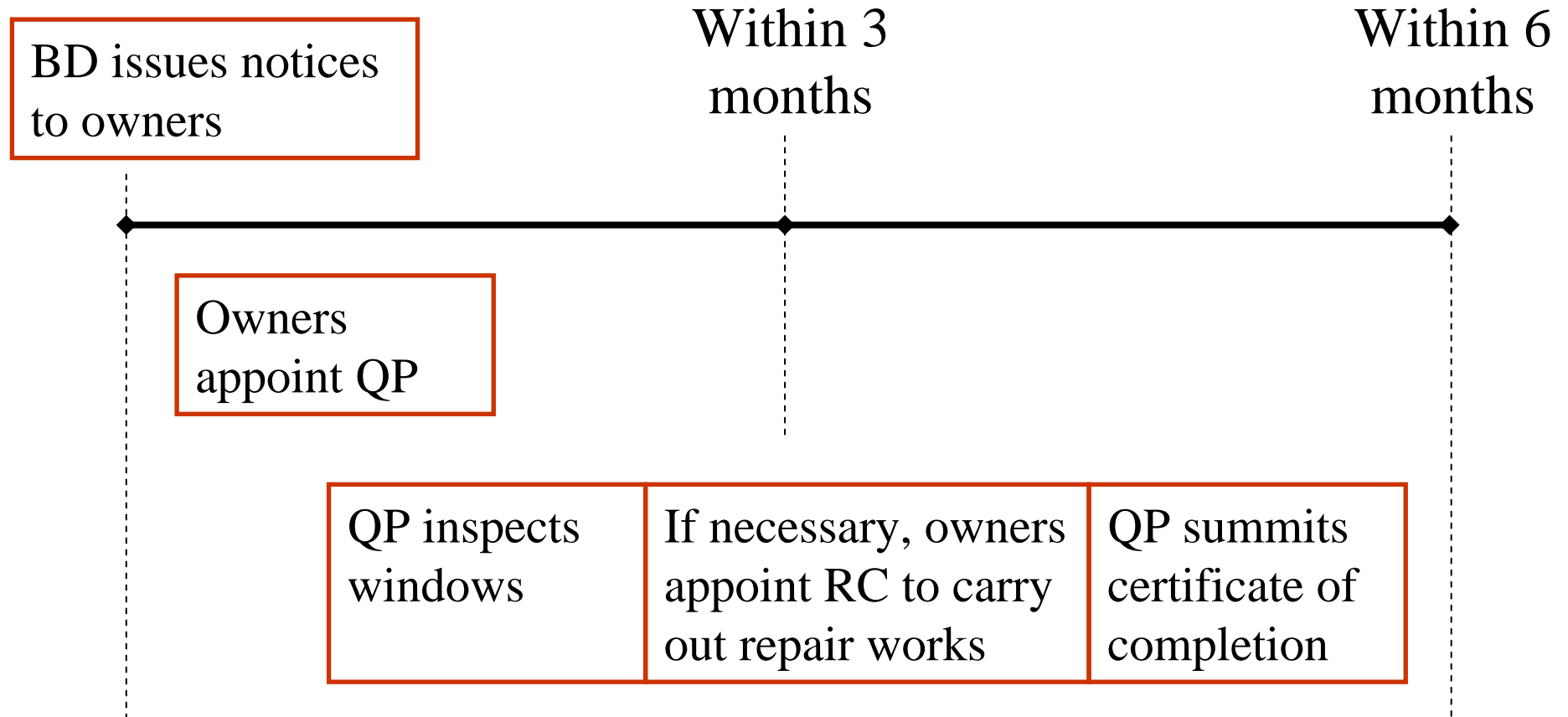
- **Selection Criteria** : age, condition, repair record, location, etc
- **Selection Panel**, comprising community representatives, professionals and relevant Government departments, will provide advice to BD
- To allow owners to synchronise building and window inspections as far as practicable

# Procedures of MBIS





# Procedures of MWIS



# Support Measures

- Increase number of service providers
- Enhance regulation of service providers
- Assist owners in need to carry out inspection and repair
- Take enforcement action

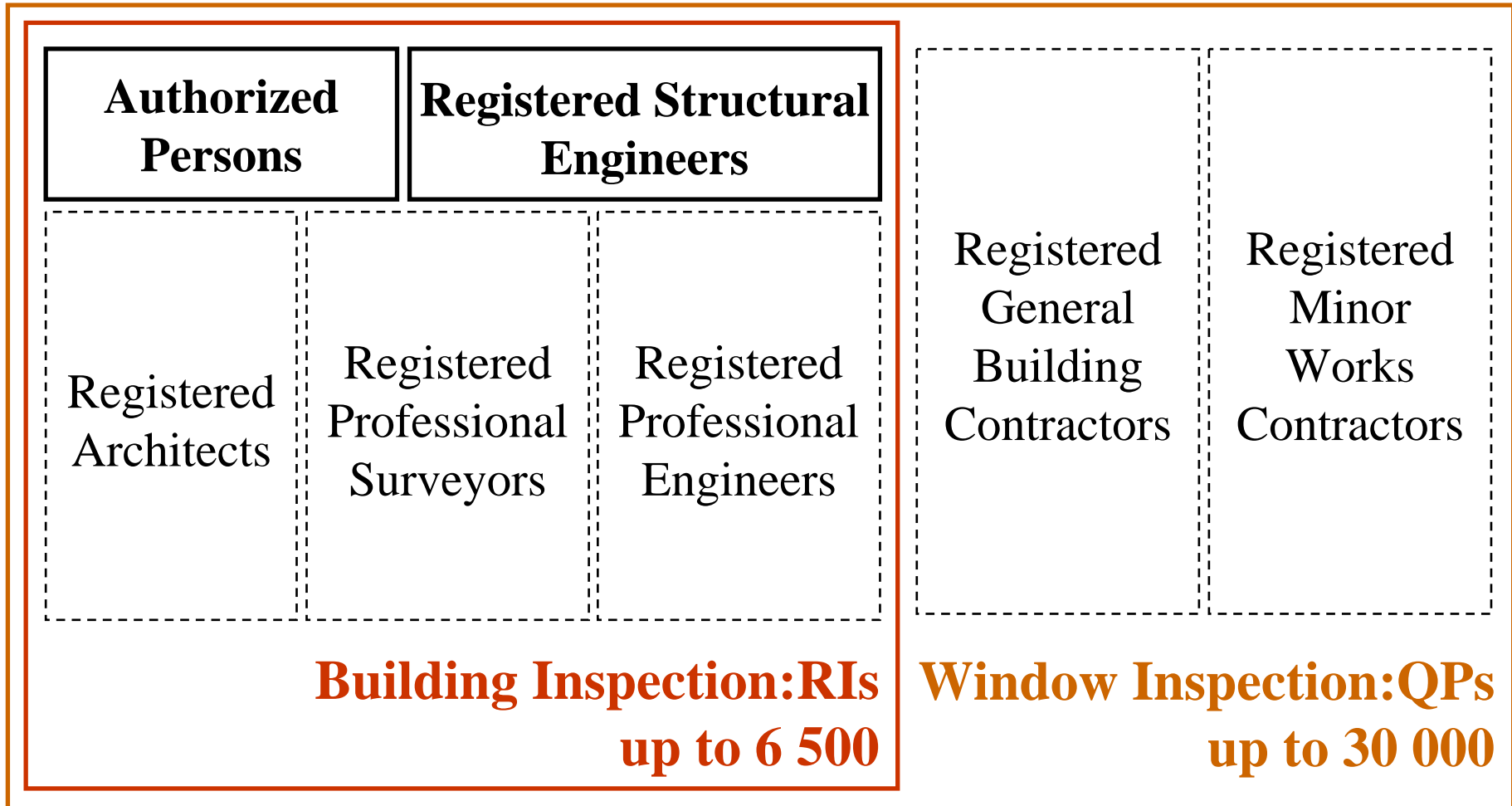


# Increase Number of Service Providers

- Enlarge market supply to meet demand
- Enhance market competition to maintain fees at affordable level



# Increase Number of Service Providers





# Increase Number of Service Providers

- Repair Works : **Minor Works Control Regime**
  - Registration commenced, and full implementation expected within this year
  - General building and window repair works are anticipated to be minor works
  - Owners may carry out repair works in simple, quick and economical manner



# Enhance Regulation of Service Providers

- To establish “Inspectors’ Register”
- To establish “Registration Committee” to vet professional qualifications
- To issue code of practice and detailed guidelines
- To conduct audit check on inspection and completion reports
- To take enforcement action against non-compliant persons (including prosecution and disciplinary actions)



# Assist Owners in Need

## ■ Financial Assistance

### □ Government

- Building Maintenance Grant Scheme for Elderly Owners
- Comprehensive Building Safety Improvement Loan Scheme

### □ Hong Kong Housing Society (HKHS)

- Subsidy on first building inspection cost
- Building Management and Maintenance Scheme

### □ Urban Renewal Authority (URA)

- Building Rehabilitation Materials Incentive Scheme
- Building Rehabilitation Loan Scheme



# Assist Owners in Need

## ■ **Technical Assistance**

### □ **10 Property Management Advisory Centres of HKHS**

- Assistance in coordinating and organising works
- Professional advice and technical consultancy services

### □ **HKHS, URA and BD**

- Information and professional advice, as well as assistance to owners and owners' corporations in carrying out inspection and repair works

### □ **Home Affairs Department (HAD) and HKHS**

- Assistance in establishing owners' organisations such as owners' corporations, etc.





# Assist Owners in Need

## ■ **Publicity and Education**

- To produce pamphlets to introduce key features of the two mandatory schemes
- To issue guidelines to service providers and owners
- BD, HKHS and URA to cooperate
  - to introduce requirements of mandatory schemes
  - to explain how to organise inspection and repair, including appointment of inspectors and contractors
  - to promote proper management and timely repair



# Take Enforcement Action

- Owners may be prosecuted by conducting the following acts :
  - failure to comply with statutory mandatory inspection requirements
  - refusal or obstruction of owners' corporations' carrying out of inspection or repair
  - refusal to contribute to cost of inspection and repair
- BD will, for public safety reason, consider carrying out inspection or repair on behalf of owners, and recover costs, supervision charges and surcharges from owners afterwards.



# Way Forward

- Enactment of principal and subsidiary legislation
- Registration of inspectors
- Launch of comprehensive publicity and public education campaign



**Thank You**