

**立法會**  
***Legislative Council***

LC Paper No. CB(3) 465/09-10

Ref : CB(3)/M/MM

Tel : 2869 9270

Date : 19 February 2010

From : Clerk to the Legislative Council

To : All Members of the Legislative Council

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**Council meeting of 3 March 2010**

**Motion on  
“Improving the living environment in old districts”**

Hon Starry LEE Wai-king has given notice to move the attached motion on “Improving the living environment in old districts” at the Council meeting of 3 March 2010. The President has directed that “it be printed in the terms in which it was handed in” on the Agenda of the Council.

( Ms Dora WAI )  
for Clerk to the Legislative Council

Encl.

(Translation)

**Motion on**  
**“Improving the living environment in old districts”**  
**to be moved by Hon Starry LEE Wai-king**  
**at the Legislative Council meeting**  
**of Wednesday, 3 March 2010**

**Wording of the Motion**

That, old buildings abound in Hong Kong and those of 30 years or above amount to as many as 16 000 and will increase to 26 000 in 10 years' time; many of the old buildings are dilapidated, have poor environment and are not properly managed, giving rise to various building safety and law and order problems; as such, this Council urges the Government to take action regarding the aspects of maintenance of old buildings, building management as well as redevelopment and planning of old districts, etc., so as to improve the existing living environment of residents in old districts, and the proposed measures include:

on building maintenance,

- (a) to allocate additional funding to ‘Operation Building Bright’, and co-ordinate the various subsidy and loan schemes to provide one-stop services and perfect the relevant schemes, so as to assist more owners with financial difficulties;
- (b) to enhance regulation of renovation works which involve structural alterations;
- (c) focusing on water seepage problems of ceilings of old buildings, to review the existing practice of using colour dyes as the main testing tool and improve the relevant follow-up procedures of government departments, so as to enhance processing efficiency;
- (d) to expedite the clearance procedures for handling unauthorized building works;

on improving building management,

- (e) to actively assist owners of old buildings in organizing owners' corporations or hiring management companies, including exploring the engagement of the Hong Kong Housing Society or other non-government organizations to act as agents and let these organizations to take over the management work or hire management companies, so as to assist the residents in resolving management and maintenance problems;

- (f) to review the existing Building Management Ordinance, so as to alleviate the problem of inefficiency in building management of ‘one building with multiple owners’ corporations’ and ‘multiple buildings with one owners’ corporation’;
- (g) to set up a ‘building affairs tribunal’ to resolve the existing problems of lengthy building management disputes, expensive legal costs, etc.;
- (h) to actively examine the creation of a commissioner for management of old buildings to co-ordinate the existing work of various departments, so as to avoid fragmented administration of such departments;
- (i) to implement a licensing scheme for property management companies to improve the quality of such management companies;

on expediting redevelopment of old districts,

- (j) when launching urban renewal projects, the Urban Renewal Authority (‘URA’) should preferably adopt a ‘bottom-up’ approach, and let owners of old buildings take the lead in that they may take the initiative to invite URA to carry out redevelopment after obtaining a certain number of ownership shares;
- (k) in order to promote urban renewal, the development mode of renewal should be diversified in that apart from financial compensations, URA may consider other compensation options, including providing flat-for-flat exchange, for owners of old buildings to choose;

on planning of old districts and enhancement of cityscape,

- (l) to improve greenery, supporting community facilities and conservation work in old districts and enhance river channels and harbourfront areas, so as to revitalize old districts and improve the quality of life of the residents;
- (m) to allocate additional resources to the Food and Environmental Hygiene Department to eradicate environmental hygiene blackspots in old districts; and
- (n) to actively explore feasible ways to properly deal with the management problem of private streets, so as to improve the street environment in the places concerned.