

香港特別行政區政府

The Government of the Hong Kong Special Administrative Region

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30 May 2011

Ms Connie SZETO  
3/F, Citibank Tower, 3 Garden Road  
Hong Kong

Dear Ms Szeto,

**Panel of Development  
Subcommittee on Building Safety and Related Issues  
Administration's Response to Follow-up Issues**

In response to the discussion at the meeting of the Subcommittee on Building Safety and Related Issues of the Panel on Development on 11 May 2011, I am pleased to provide below information in relation to the matters about which Members enquired.

Reorganisation of Buildings Department (BD) for implementation of package of measures to enhance building safety

Members requested the Administration to provide information on the details of and the relevant resources involved in the non-directorate civil service posts to be created, the contract staff to be engaged as well as the procurement of consultancy services to be arranged in BD in 2011-12. To support the implementation of the measures to enhance building safety, the non-directorate establishment of BD will be strengthened by 176 civil service posts. Furthermore, BD intends to engage about 140 contract staff for the same purpose.

Of these additional staffing resources, 149 posts and 135 contract staff will be deployed to support the new building safety and maintenance enforcement programme. This includes the Mandatory Building Inspection Scheme, the Mandatory Windows Inspection Scheme, the unauthorised building works (UBWs) removal programme, large scale operations against UBWs and dilapidated buildings, the Minor Works Control System as well as the Signboard Control System. The creation of the 149 civil service posts will bring about an additional notional annual salary cost at mid-point of \$59,389,000, while the full annual average staff cost, including salaries and staff on-cost, will be \$108,729,000. As for the 135 contract staff planned to be engaged by BD, the total annual staff cost will stand at \$41,938,000.

The remaining 27 civil service posts and seven contract staff will be deployed to strengthen the other existing and support services, including various public education and publicity programmes. The creation of these 27 posts will bring about an additional notional annual salary cost at mid-point of \$9,278,000, while the full annual average staff cost, including salaries and staff on-cost, will be \$15,751,000. As regards the seven contract staff, the total annual staff cost will stand at \$2,926,000.

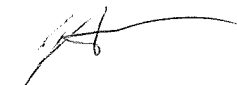
In addition to the above manpower enhancement, BD will procure consultancy services related to BD's general building safety and maintenance enforcement programmes, such as to assist in the various large scale operations and removal programmes against certain types of UBWs. The estimated provision involved is \$63,000,000 per annum. Moreover, BD is making arrangements to engage external consultants to conduct a stocktaking exercise of UBWs in Hong Kong. The estimated provision involved is \$27,400,000 for a period of two years.

#### Consolidation of financial assistance schemes for building maintenance and repair

As regards the eligibility criterion on rateable values under the Integrated Building Maintenance Assistance Scheme, Members have requested for information on the Hong Kong Housing Society's (HKHS) frequency of reviewing such criterion.

This rateable value criterion has been included in the HKHS's Building Maintenance Incentive Scheme and the Home Renovation Loan Scheme since their launch in 2005. The maximum rateable values for buildings in urban areas (including Hong Kong Island, Kowloon, Shatin, Kwai Tsing and Tsuen Wan) and in the New Territories were then \$60,000 per annum and \$45,000 per annum respectively. The HKHS has conducted four reviews on the maximum rateable values from 2005 and 2010. The last review was conducted in the third quarter of 2008 and the maximum rateable values were increased by 28% to the current values of \$100,000 per annum and \$76,000 per annum. The HKHS will conduct a new round of review based on the latest rateable values provided by the Rating and Valuation Department.

Yours sincerely,



(Justin TO)

for Secretary for Development

c.c.	Buildings Department	(Attn: Mr AU Choi-kai)
	Hong Kong Housing Society	(Attn: Mr Jacky IP Kam-shing)
	Urban Renewal Authority	(Attn: Mr Stephen LAM Wai-nang)