

**For discussion
on 29 March 2011**

**LEGISLATIVE COUNCIL
PANEL ON DEVELOPMENT
"Operation Building Bright" – Progress and Update**

PURPOSE

This paper informs Members of the latest progress of "Operation Building Bright" (OBB) and seeks Members' support for the proposed injection of an additional funding of \$1 billion into the OBB to assist owners of old and dilapidated buildings to carry out repair works.

BACKGROUND

2. As a specific measure for "preserving jobs" amidst the 2008 financial tsunami, the Government, in collaboration with the Hong Kong Housing Society (HKHS) and Urban Renewal Authority (URA), has launched the \$2.5 billion OBB to provide subsidies and one-stop technical assistance to help owners of old and dilapidated buildings to carry out repair and maintenance works. The OBB aims to achieve the dual objectives of creating more job opportunities for the construction sector as well as improving building safety. The Finance Committee of the Legislative Council (LegCo) has approved a total funding allocation of \$2.2 billion¹ for the Government's contribution to the OBB, while the remaining \$300 million is contributed by the HKHS and URA on an equal sharing basis.

3. The OBB covers two categories of buildings, which are subject to the eligibility criteria at **Annex A** -

Category 1 target buildings cover buildings with owners' corporations (OCs) established. OCs of eligible buildings may apply for joining the OBB to carry out repair works on a voluntary basis. Priority for processing the applications of eligible buildings is determined by computer ballot; and

Category 2 target buildings are buildings having difficulties in co-ordinating repair works, such as buildings without OCs. The Buildings Department (BD) may issue statutory repair orders to such

¹ The Government's contribution to the OBB as approved by the Finance Committee on 24 April 2009 was \$0.7 billion. The Finance Committee approved on 3 July 2009 an additional funding of \$1 billion to expand the OBB, increasing the Government funding for the OBB to \$1.7 billion. The Finance Committee further approved an additional funding of \$500 million for the OBB on 9 July 2010, making the total contribution of the Government for the OBB to \$2.2 billion.

buildings so as to effect the necessary repair works. If the owners of the buildings are unwilling or unable to conduct repair works by themselves, the BD will arrange consultants and contractors to carry out the works on behalf of the owners. After deducting the amount of subsidies available under the OBB, the BD will recover the remaining repair costs (including supervision charges) from the owners. However, if the owners or OCs of the buildings are willing to organise repair works voluntarily by themselves, they can follow the approach for Category 1 target buildings to carry out repair works.

LATEST UPDATE AND PROGRESS

Category 1 Target Buildings

4. We have in total invited two rounds of applications from OCs to participate as Category 1 target buildings. The first round of applications was invited between May and June 2009, and a total of 1 128 applications were received. Among these, 973 applications meet the eligibility criteria or have not been withdrawn by the applicants. We have followed the priorities accorded by the computer ballot conducted in June 2009 to process the eligible applications. These 973 eligible Category 1 target buildings have all been granted with “approvals-in-principle” (AIPs) and are in different stages of execution of repair works, including selection and appointment of authorized persons (APs), arranging building surveys, preparing tender documents for selection and appointment of contractors, commencing repair works on site, etc. As at 4 March 2011, 248 of these buildings were undertaking repair works and the repair works of another 66 buildings had generally been completed. The remaining buildings with AIPs granted would commence works upon completion of the necessary procurement procedures in selection and appointment of APs and contractors.

5. The second round of applications from OCs was invited between October and December 2010, and a total of 550 applications were received. Based on the preliminary screening conducted by the HKHS and URA, 516 applications involving 789² buildings meet the basic eligibility criteria of the OBB and were included in the computer ballot conducted on 22 March 2011 for assigning priority to process the

2 In the second round of the OBB, we have taken into account stakeholders' views and dispensed with the criterion of “no more than 400 residential units” so that all eligible buildings, irrespective of their numbers of residential units, may apply under the scheme. Many of the applications received in the second round involve the carrying out of repair works for more than one building (and under one OC), involving more than 400 units in total.

applications.

Category 2 Target Buildings

6. Up to 4 March 2011, 1 047 buildings had been selected as Category 2 target buildings. Most of those buildings are old and dilapidated buildings with defaulted statutory orders; or buildings nominated earlier by LegCo and District Council (DC) Members.

Repair Works Conducted by the BD

7. Amongst those Category 2 target buildings where the owners or OCs are not capable of organising repair works by themselves and need the BD to arrange the repair works, 262 buildings were undertaking repair works, and works of another 155 buildings had generally been completed.

Repair Works Conducted by Owners

8. Regarding the Category 2 target buildings where the owners or OCs are willing to organise repair works, the number of cases with AIPs granted was 108, amongst which 34 buildings were undertaking repair works, and works of another 23 buildings had generally been completed. The other buildings with AIP granted would commence works upon completion of the necessary procurement procedures.

9. For the remaining Category 2 target buildings selected, the BD, in collaboration with the HKHS and URA, will continue to consult the owners if they are prepared or able to organise repair works by themselves, and will arrange to carry out repair works for those buildings where the owners are unable to do so.

Summary of Progress

10. In summary, up to 4 March 2011, 2 020 Categories 1 and 2 buildings had been included for assistance under the OBB. Among these, 244 buildings had completed repair works; 544 buildings had repair works underway; and another 710 buildings with AIPs granted would commence repair works upon completion of the procurement procedures. The HKHS, URA and BD are liaising with the owners of another 522 Category 2 buildings with a view to assisting the owners' implementation of repair works or carrying out the works on their behalf.

BENEFITS OF THE OBB

11. Since its launch, the OBB has been welcomed and supported by building owners, OCs, DC Members as well as LegCo Members. The major benefits of the OBB are highlighted in paragraphs 12 to 19 below.

Enhancement of Building Safety and Face-lifting the Cityscape

12. The OBB has enhanced building safety and face-lifted the cityscape in many dilapidated areas. With one-stop technical support and financial assistance granted on a building basis, the OBB has overcome many problems encountered by the BD, HKHS and URA in implementing mandatory and voluntary building maintenance (e.g. absence of OCs, the presence of absentee, elderly, low-income, uncooperative owners, etc). The OBB has added impetus to building repair and created within a short period of time a significant positive impact on the built environment in Hong Kong. Many buildings with defaulted statutory orders issued by the BD have been properly repaired as a result of the OBB. A photo collection of buildings benefitting from the OBB is at **Annex B**.

Creating Job Opportunities

13. The OBB has been highly effective in creating job opportunities for the construction section. Up to 4 March 2011, it had created over 17 500 job opportunities. On average, each target building can generate about 20 job opportunities for building professionals, contractors, technicians, workers, etc. These job opportunities include job positions for workers employed on an individual job basis (e.g. scaffolding, concrete repair, etc.) as well as technicians and professionals employed on contract terms for planning and supervision of the repair projects. Since the launch of the OBB on 7 May 2009, the employment situation of the construction sector has been gradually improving. According to the statistics released by the Census and Statistics Department, comparing the quarterly periods of March-May 2009 with December 2010-February 2011 (provisional), the unemployment rate of the construction sector decreased from 12.2% to 5.4% and, the unemployment rate in the decoration, repair and maintenance for buildings sub-sector decreased from 18.7% to 5.6%. A chart showing the employment situation of the construction sector is at **Annex C**.

Promotion of Best Building Maintenance Practice

14. The HKHS and URA have altogether held more than 400 seminars and briefings for OCs, owners, building professionals and

contractors to introduce the requirements and details of the OBB as well as general concepts and procedures of good building management and maintenance practices. The Independent Commission Against Corruption (ICAC), Labour Department and Environmental Protection Department have also joined hands in hosting some of the briefings and seminars covering related topics such as anti-corruption, labour safety, environmental protection, asbestos abatement practices, etc.

15. To prevent corruption and malpractice in the execution of repair works under the OBB, the HKHS and URA have, in consultation with the ICAC, formulated and issued the “Operation Building Bright Maintenance Guidelines” to OCs, consultants and contractors, stipulating the requirements and procedures for selection and management of consultants and contractors, anti-bribery and anti-collusion practices, as well as the detailed roles and duties of the parties involved in the repair works under the OBB. Consultants and contractors participating in tendering are required to sign undertakings to follow fair and impartial practices in tendering and provision of professional services for the OCs, including the “Confirmation Letter to Comply with Probity and Anti-Collusion Clauses” and the “Declaration Form to Comply with the Ethical Commitments Requirements”.

16. The HKHS and URA have also appointed independent professional consultants to carry out the relevant monitoring work, including inspecting the progress of repair works for target buildings and scrutinising the documents and progress reports submitted by consultants and contractors, with a view to ensuring their compliance with the requirements of the OBB before considering releasing the grants. Both organisations will arrange staff to attend OCs’ meetings with a view to providing advice on selection and appointment of consultants and contractors, and coordination of repair works. In the implementation of future building safety programmes, such as the Mandatory Building Inspection Scheme (MBIS), we will encourage building owners and OCs to adopt similar practices.

17. If irregularities involving misconduct or malpractice of the consultants or contractors are noticed, the HKHS and URA will advise the OCs to follow up the matters in accordance with their agreed service contracts. As at 4 March 2011, the HKHS and URA had issued warning letters or reminders to a total of 48 cases of suspected non-compliance with the requirements of the OBB, requesting the persons concerned to rectify the irregularities. The irregularities include cases suspected of failing to comply with the requirements set out in the “Operation Building Bright Maintenance Guidelines” or breaching the conditions of relevant professional services, cases suspected of contravening the

Building Management Ordinance (Cap. 344) or the requirements set out in the code for procurement of supplies, goods and services, as well as cases suspected of unreasonable estimation of the costs of works and tender prices. 23 cases had been referred to the ICAC for information or follow-up action. In addition, 20 OCs had decided to terminate their contracts with the consultants which have committed irregularities and re-appoint new ones to proceed with their repair works. To further deter corruption and malpractices in the use of grants under the OBB, the HKHS and URA, in consultation with the ICAC, have also formulated procedures to step up site visits to the target buildings with ICAC's representatives participating as observers during the visits.

Fostering Self-coordinated Building Management Culture

18. With the financial incentives and technical support, the OBB has re-invigorated many dormant or inactive OCs and owners to take active efforts to properly maintain and manage their buildings. We have also received feedback that many owners have initiated or speeded up their efforts to establish OCs so as to better coordinate the OBB's repair works and to manage and maintain their buildings in the long run. As a result of the OBB, so far, 148 target buildings under the OBB have speeded up their efforts and completed the formation of OCs purposefully for participation in the OBB. We will continue with our efforts to encourage and support owners to coordinate the efforts amongst themselves to properly maintain and manage their buildings.

Facilitation of Future Building Safety Programmes

19. The OBB, in particular for Category 2 target buildings, focuses on the oldest, most dilapidated and worst-managed buildings in Hong Kong. Albeit a one-off programme, the OBB has established a good foundation to facilitate the implementation of major building safety programmes in the future, including the MBIS and Mandatory Window Inspection Scheme (MWIS), by clearing up many outstanding defaulted statutory orders and putting this difficult group of buildings in good repairs. Many participants under the OBB are first timers in large-scale building maintenance and repair works. Going through the OBB has enabled them to acquire the necessary knowledge, skills and experience for future building maintenance. Completion of repair works under the OBB has also significantly improved the buildings' conditions and removed their public safety risk. Through the implementation of the OBB, the BD, HKHS and URA have further consolidated their partnership in promoting building safety. With the BD focusing on its statutory role on enforcement actions, and the HKHS and URA on the

provision of practical advice and technical support, the three organisations have created much synergy in taking forward their shared goal of improving building safety in Hong Kong. HKHS and URA are arranging to conduct a survey to collate feedback from stakeholders regarding the implementation of the OBB. Experience sharing sessions will also be held to let owners/OCs who have participated in the OBB share their experience and discuss how they tackled problems encountered in coordinating building maintenance projects. Through consolidating the experience in running the OBB, the Government and our partner organisations will continue to refine our roles, modus operandi and procedures in implementing the future building safety programmes.

ADDITIONAL FUNDING FOR THE OBB

20. In our last report to the LegCo Panel on Development on 22 June 2010, based on the progress of the OBB after completion of repair works for the target buildings in the first round, it was at that time estimated that for the second round of the OBB, with the estimated remaining funding available in the \$2.5 billion budget, we might be able to subsidise around 900 additional target buildings, comprising about 300 Category 1 and 600 Category 2 target buildings. Based on experience so far, the amounts of grants required for Category 1 target buildings³ and Category 2 target buildings with repair works carried out by owners voluntarily⁴ are greater than our original estimates, whereas the amounts of grants required for Category 2 target buildings with repair works carried out by the BD⁵ are generally in line with our original estimate.

21. With the increase in building safety awareness amongst building owners after the collapse of a building at Ma Tau Wai Road, Kowloon in January 2010 and the Government's intensified building safety publicity efforts during last year or so, more building owners have come forward to organise themselves to apply for the joining the OBB to carry out repair works for their buildings. As mentioned in the progress update in paragraph 5 above, the HKHS and URA have preliminarily assessed that the 516 eligible second round Category 1 applications would involve a

³ For Category 1 target buildings, it is preliminarily estimated that the highest, lowest and average amounts of grants for each building/case are around \$8.9 million, \$120,000 and \$1.6 million respectively. The average amount of grant is about 15% higher than the amount that we estimated for each building by sampling in mid-2010.

⁴ For Category 2 target buildings whose owners/OCs are willing to organise repair works by themselves, it is preliminarily estimated that the highest, lowest and average amounts of grants are about \$4.1 million, \$120,000 and \$610,000 respectively. The average amount of grant is about 22% higher than the amount we estimated for each building by sampling in mid-2010.

⁵ For Category 2 target buildings whose owners are unable to carry out repair works by themselves and need the BD to arrange repair works for them, it is preliminarily estimated that the highest, lowest and average amounts of grants are about \$1.2 million, \$10,000 and \$210,000 respectively. The average amount of grant is in line with the amount we estimated for each building by sampling in mid-2010.

total of 789 buildings, which is much more than our original estimate of 300 Category 1 buildings.

22. In addition, in the second round of the OBB, we have taken into account stakeholders' views and dispensed with the criterion of "no more than 400 residential units" so that all eligible buildings, irrespective of their numbers of residential units, may apply under the scheme. Not unexpectedly, many of the applications received in the second round involve the carrying out of repair works for more than one building (and under one OC), involving more than 400 units in total. This has increased the commitment that may be required for one single application.

23. After the collapse of the building at Ma Tau Wai Road, the BD launched a special territory-wide operation in February 2010 to inspect all private buildings aged 50 or above. Many of these buildings, together with other old and dilapidated buildings in the territory inspected by the BD, have been found to exhibit different extents of disrepair and require statutory enforcement actions. Owners of many of these buildings lack proper organisation and management abilities, and are in need of technical and financial assistance for carrying out repair works to their buildings. On this front, the BD has identified around 900 old and dilapidated buildings which are potential targets for inclusion as Category 2 buildings in the second round OBB. Again, the number is more than the original estimate of 600 Category 2 target buildings that can be catered for with our uncommitted funding under the \$2.5 billion budget.

24. In order to make available sufficient financial resources to assist the eligible target buildings in the second round of the OBB to carry repair works, the Financial Secretary has proposed in his 2011-12 Budget Speech allocation of a further of \$1 billion for the OBB. With the proposed additional \$1 billion funding, we expect that financial assistance will be made available to all eligible applicants for Category 1 target buildings in the second round of the OBB. With the total budget of \$3.5 billion, we estimate that upon completion of the OBB, it will eventually provide financial assistance for the repair and maintenance of over 3,000 buildings aged 30 years or above and create more than 60,000 employment opportunities related to the construction industry.

25. We uphold the principle that building maintenance is the responsibility of building owners. The OBB is a special one-off programme. We have no intention to extend the programme or inject further funds in the future upon its satisfactory completion at a total

commitment of \$3.5 billion. That said, the Government will continue to promote building maintenance and repair through legislation, and various technical and financial assistance schemes to help those in need. For instance, we have commenced the minor works control system since 31 December 2010 to provide simple and effective statutory procedures for the carrying out of small-scale building works. We also introduced legislative proposals for the MBIS and MWIS into the LegCo in January 2010. The two schemes will require building owners to take up their responsibilities to regularly inspect and maintain their buildings to enhance public safety.

IMPLEMENTATION

26. The HKHS and URA will continue to provide one-stop technical assistance to help owners carry out repair works under the OBB. The two organisations will assign staff to each participating building to provide technical advice and assistance on coordination of repair works. OCs will continue be required to follow the guidelines promulgated by the HKHS and URA in consultation with the ICAC as well as best practices in tendering and other building maintenance/repair works procedures. Regarding Category 2 buildings, for which the owners are unable to organise repair works by themselves, the BD will continue to take complementary actions to mandate and carry out the works on behalf of the owners under the Buildings Ordinance. The HKHS, URA and BD, in collaboration with other Government departments, e.g. Labour Department and Environmental Protection Department, will continue to work in close liaison with the building professionals and contractors in promoting work safety and other best practices in building repair works, and maximise their synergy for ensuring the smooth implementation of the OBB.

27. Same as the first round of OBB, once an application is approved or a building is selected for action, owners of the target buildings concerned (including residential and commercial units) can receive a grant amounting to 80% of the cost of repair in the common areas, subject to a ceiling of \$16,000. Elderly owner-occupiers aged 60 or above can receive a grant to cover the full cost of repair of the common areas, subject to a ceiling of \$40,000.

28. Since the launch of the OBB, the HKHS and URA have been closely monitoring the tender prices of repair works of target buildings, and have appointed independent professional consultants to assess the costs of repair works submitted by the applicants and provide estimated

prices that are close to the market for different work items for owners' reference. Apart from providing sufficient time to the OCs/owners for preparation and assisting them to arrange repair works, the HKHS and URA will continue to take into account the availability of building professionals and contractors in the market and suitably spread out the timing of implementation of building repair works so as to minimise the impact on project costs. As for Category 2 target buildings which require the BD to arrange repair works, the BD will continue to arrange commencement of repair works each month evenly so as to reduce the impact of repair works on material and labour costs, etc.

29. We have received views from some stakeholders that the grants of the OBB should also cover improvement and maintenance works in respect of barrier-free access facilities for persons with disabilities and some communal building facilities (e.g. legally erected metal gates and close circuit televisions) at common areas of buildings. Such works can improve the functioning of buildings for the physically challenged and elderly and are conducive to proper building management. Whilst these facilities have so far been considered on a case-by-case basis, we propose that such works should be explicitly included in the scope of works for the OBB. The refined scope of works for the OBB is at **Annex A**.

Consolidation of Financial Assistance Schemes

30. In addition to the OBB, the HKHS, URA and BD will continue to provide technical and financial assistance to building owners through their other existing schemes. To optimise the utilisation of resources and provide greater convenience to potential applicants, they have completed a review of the existing assistance schemes with a view to pooling together the resources of various parties and devising afresh a unified and comprehensive scheme. Currently, there are five assistance schemes⁶ operated by the HKHS and URA, and two Government-funded schemes⁷. While the five schemes share a common objective to promote proper maintenance and repair of old buildings, there exist differences in eligibility criteria and forms of subsidy provided. In other words, buildings located in areas served by the URA may obtain slightly different forms of assistance from those in areas served by the HKHS. There is room to streamline the arrangement, and at the same time further enhance the terms and conditions of the various schemes for easy

⁶ The HKHS currently operates three of the schemes, namely the Building Maintenance Incentive Scheme, the Building Management Incentive Scheme and the Home Renovation Loan Scheme. The remaining two schemes operated by the URA are the Building Rehabilitation Materials Incentive Scheme and the Building Rehabilitation Loan Scheme.

⁷ The two schemes are the Comprehensive Building Safety Improvement Loan Scheme administered by the BD and the Building Maintenance Grant Scheme for Elderly Owners funded by the Government and administered by the HKHS.

understanding and the benefit of building owners.

31. The HKHS and URA have decided to consolidate their five existing schemes. Starting from 1 April 2011, the five existing schemes provided by the two organisations will be amalgamated into a single scheme called the “Integrated Building Maintenance Assistance Scheme” (IBMAS). The IBMAS will have unified application criteria and terms and conditions for all buildings in Hong Kong, and will be co-managed by the HKHS and URA. In line with the spirit of provision of "one-stop service", the HKHS and URA will also accept applications for the two Government-funded schemes. Through completion of one set of application forms (instead of contacting a number of bodies and sending in different forms to different organisations under the current setup), building owners may obtain the following range of assistance through a single interface -

- (a) subsidy for formation of OCs;
- (b) grants/loans for works in common areas;
- (c) grants/loans for works in individual units; and
- (d) special assistance for individuals in need (e.g. elderly owner-occupiers)

32. Taking into account past experience and the actual needs of building owners, the eligibility criteria of some schemes have also been relaxed and the scope of works eligible for assistance extended. For instance, some of the schemes originally accept applications from buildings with OCs only. Under the IBMAS, the HKHS and URA will consider applications from buildings without OCs as well. Following the latest eligibility criteria of the OBB, the restriction on the number of units of a building (not more than 400 units) will also be lifted. The IBMAS will also explicitly state in its scope of works related to the installation and repair of barrier free access facilities. The HKHS and URA will announce further details of the IBMAS when the scheme is launched.

33. The HKHS and URA will continue to enhance the modus operandi of the IBMAS after its launch where appropriate, based on feedback from building owners and experience of operation, with a view to making the application process simpler and easier for potential applicants. Regarding the two schemes currently funded by the Government, namely the Comprehensive Building Safety Improvement Loan Scheme (CBSILS) and the Building Maintenance Grant Scheme for Elderly Owners (BMGSEO), we will discuss further with HKHS/URA/BD their administration and room for further amalgamation with the IBMAS. We will keep Members informed of the progress.

FINANCIAL IMPLICATIONS

34. Subject to the provision of the additional funding, we will spread out the implementation of the second round of repair works to match with the availability of manpower resources in the market and to sustain the momentum in creation of job opportunities. We need to provide an early commitment to the OCs on the availability of funding so that they can start proper planning and tendering procedures ahead. As such, we need to seek the Finance Committee's approval of the addition injection of funding to the OBB at this stage. In line with the existing arrangements, we propose to provide the additional funding of \$1 billion to the HKHS and URA, the administrators of the OBB, by installments starting from the second quarter of 2012. With the additional funding, we propose that the duration of the overall OBB and disbursement of funding to the HKHS and URA should extend until 2015. The HKHS and the URA will respectively maintain separate bank accounts for keeping the funds and allocating grants to target buildings as in the on-going OBB. They will be responsible for the management of the funds and will be required to regularly submit progress reports and audit reports. The associated staff costs for implementing the OBB will be absorbed by the HKHS and URA. Out-of-pocket expenses, including legal costs, auditor's fees and costs for publicity activities will continue to be charged towards the OBB fund. The detailed terms of cooperation among the Government, HKHS and the URA will be stipulated in memoranda of understanding to be signed among the three parties. The BD will require some additional 31 temporary contract staff to implement repair works for the additional Category 2 target buildings, and the one-off staff cost and associated expenses amounting \$12 million will be charged to the commitment. HKHS and URA will absorb the costs of the additional manpower required.

ADVICE SOUGHT

35. Members are invited to note the latest progress of the OBB and comment on the proposed injection of an additional \$1 billion into the OBB. Subject to Members' support, we intend to seek the approval of the Finance Committee for the additional funding in the second quarter of 2011.

Development Bureau
March 2011

**Operation Building Bright
Eligibility Criteria of Target Buildings and Scope of Works**

Eligibility Criteria of Target Buildings

Target buildings of the Operation Building Bright (the OBB) have to meet the following criteria –

- (a) the buildings are residential or composite buildings aged 30 years or above;
- (b) the buildings comprise no more than 400 residential units (this criterion was dispensed with in second round of the OBB as proposed in paragraph 12 of FCR(2010-11)37);
- (c) the average rateable value of the residential units does not exceed \$100,000 per annum for buildings in urban areas¹, or \$76,000 per annum for buildings in other areas; and
- (d) the buildings lack maintenance or are in dilapidated conditions, requiring repair or maintenance works (examples include buildings subject to statutory orders issued by the Buildings Department).

Scope of Works

2. The grant of the OBB must first be used for repair and maintenance works in common areas of target buildings relating to the structural and fire safety of buildings as well as the sanitary facilities, including –

- (a) repair of building structure, e.g. repairing loose, cracked, spalled or defective concrete;
- (b) repair of external walls of buildings, e.g. repairing defective rendering and mosaic tiles;
- (c) repair or replacement of defective windows;

¹ Using the Hong Kong Housing Society's current delineation for simplicity, urban areas include Hong Kong Island, Kowloon, Sha Tin, Kwai Tsing and Tsuen Wan.

- (d) repair of building sanitary services, e.g. repairing, maintaining and replacing defective soil, waste, rainwater, vent pipes and underground drainage; and
- (e) repair of defective fire safety constructions, and fire service installations and equipment of buildings.

Maintenance works in association with the works in paragraph 2(a) to (e) above, including investigation works and professional services; and any incidental or consequential works, such as touch-up and finishing works arising from the repair or remedial works, will also be covered.

3. After covering the cost of works stated in paragraph 2 above, any remaining grant may be used for additional repair and improvement works in the common areas, including –

- (a) removal of unauthorised building works and illegal rooftop structures;
- (b) improvement of fire safety constructions, and fire service installations and equipment of buildings (*including installation and repair of metal gates*)*;
- (c) improvement of building services and facilities, e.g. repairing, maintaining and replacing lifts, electrical wiring, gas risers, *installation of closed circuit televisions** and fresh water pipes;
- (d) maintenance or improvement works for slopes and retaining walls;
- (e) repair of water-proofing membranes at rooftops and flat roofs and works to alleviate water seepage problems; and
- (f) *maintenance or improvement works for barrier-free access and facilities**.

Maintenance works in association with the works in paragraph 3(a) to (f) above, including investigation works and professional services; and any incidental or consequential works, such as touch-up and finishing works arising from the repair or remedial works, will also be covered.

* new items

Operation Building Bright (OBB)

Photographic Record of Target Buildings

A Category 1 Target Building Aged 42
in Tsuen Wan District



Before OBB



After OBB

**A Category 1 Target Building Aged 37
in Yuen Long District**



Before OBB



After OBB

**A Category 2 Target Building Aged 50
in Kowloon City District**



Before OBB



After OBB

**A Category 2 Target Building Aged 47
in Tai Po District**



Before OBB



After OBB

Change of Unemployment Rate
From September - November 2008 to December 2010 - February 2011

