

**LEGISLATIVE COUNCIL  
PANEL ON WELFARE SERVICES**

**Subcommittee on Improving Barrier Free Access  
and Facilities for Persons with Disabilities**

**Financial Assistance Schemes for Building Maintenance and Repair**

**Purpose**

This paper introduces the various existing financial assistance schemes for building maintenance and repair for owners in need administered by Buildings Department (BD), Hong Kong Housing Society (HKHS) and Urban Renewal Authority (URA).

**Financial Assistance Schemes**

2. The various financial assistance schemes for building maintenance and repair administered by BD, HKHS and URA are summarised as follows:

<b>Financial Assistance Scheme</b>	<b>Remarks</b>
Integrated Building Maintenance Assistance Scheme (IBMAS)	Launched on 1 April 2011. The IBMAS is a consolidated financial assistance scheme amalgamating five previous schemes under HKHS and URA. The IBMAS has a set of unified application criteria and terms and conditions for all buildings in Hong Kong, and is co-managed by the HKHS and URA.  Reference may be made to the paper on “Consolidation of Financial Assistance Schemes for Building Maintenance and Repair” (LC Paper No. CB(1)2087/10-11(02)) dated 11 May 2011 for the Subcommittee on Building Safety and Related Issues under the Panel on Development.
Building Maintenance Grant Scheme for Elderly	Launched in 2008 by the Development Bureau, the BMGSEO is tailor-made to assist elderly

Owners (BMGSEO)	owner-occupiers in need. The funding is provided by the Government and the scheme is administered by the HKHS. For details of the scheme, please see the homepage of the HKHS at <a href="http://www.hkhs.com/eng/business/pdf/ibmas_info_common_area_loan_AP4.pdf">http://www.hkhs.com/eng/business/pdf/ibmas_info_common_area_loan_AP4.pdf</a> (Chinese only).
Comprehensive Building Safety Improvement Loan Scheme (CBSILS)	Administered by the BD. The scheme provides loans to individual owners of private buildings for carrying out works related to the improvement of building safety or hygiene, voluntarily or for compliance with statutory orders. For details of the scheme, please see the homepage of the BD at <a href="http://www.bd.gov.hk/english/services/doc/ls_pam.pdf">http://www.bd.gov.hk/english/services/doc/ls_pam.pdf</a> .
Operation Building Bright (OBB)	Launched in 2009. It is a one-off special operation to provide assistance in terms of grants for the maintenance and repair of dilapidated buildings aged 30 years or above.  Reference may be made to “Operation Building Bright – Progress and Update” dated 29 March 2011 (LC Paper No. CB(1)1668/10-11(07)) for Legislative Council Panel on Development.

3. Apart from major 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, application for grants and loans for the following associated building works will also be considered under the schemes :-

- (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.**

## **Works related to Barrier-free Access and Facilities**

4. As regard the works relating to building maintenance or improvement works for barrier-free access and facilities, the BD has checked its records for the CBSILS and consulted the HKHS and URA on the number of relevant applications received. So far one application under the OBB has been received for the construction of a wheelchair platform lift at the building entrance (at the contract price of \$323,700). Approval in principle has been granted for commencing the project.

**Buildings Department**  
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