

樓宇安全及復修資助計劃

Assistance Schemes on Building Safety and Rehabilitation



樓宇安全及復修的政策

Policy on Building Safety and Rehabilitation

- 全港私人樓宇約 44 000 幢，當中約 35 000 幢為住用
There are some 44 000 private buildings in the territory of which some 35 000 are for domestic use
- 適時、妥善的大廈維修，是業主的基本責任
Timely and proper maintenance of a building is the primary responsibility of owners
- 不同條例規管大廈維修及安全的標準，如《建築物條例》(第123章)、《消防安全(建築物)條例》(第572章)
Maintenance and safety standards of buildings are regulated by different legislations, e.g. Buildings Ordinance (Cap. 123) and Fire Safety (Buildings) Ordinance (Cap. 572)

協助有需要業主進行大廈維修及改善安全

Building Maintenance and Safety Schemes for Needy Owners

- 了解部分業主有實際困難履行其責任

Recognise some owners have practical difficulties in fulfilling their responsibility

- 與伙伴機構（如市區重建局、香港房屋協會）合作，推出多項樓宇安全及復修計劃，為有需要業主提供財政及技術支援

Work with partnering organisations (such as Urban Renewal Authority and Hong Kong Housing Society) to provide technical and financial assistance to owners in need through various building safety and rehabilitation schemes



額外注資及新資助計劃

Funding Injection and a New Scheme

	增撥資源 Additional commitment	預計增加受惠大廈/ 升降機/業主 Expected number of buildings/lifts/owners to be benefited
樓宇更新大行動 2.0 Operation Building Bright 2.0	30 億元 + 30 億元 \$3 billion + \$3 billion	2 500 大廈 → 5 000 大廈 2 500 buildings → 5 000 buildings
優化升降機資助計劃 Lift Modernisation Subsidy Scheme	25 億元+ 20 億元 \$2.5 billion + \$2 billion	5 000 升降機 → 8 000 升降機 5 000 lifts → 8 000 lifts
有需要人士維修自住物業津貼計劃* Building Maintenance Grant Scheme for Needy Owners*	10 億元+ 20 億元 \$1 billion + \$2 billion	約 25 000 業主 Around 25 000 owners
水安全計劃資助計劃 Water Safety Plan Subsidy Scheme	4.4 億元 \$0.44 billion	5 000 大廈 5 000 buildings

* 前身為長者維修自住物業津貼計劃

Previously known as the Building Maintenance Grant Scheme for Elderly Owners

樓宇更新大行動 2.0

Operation Building Bright 2.0

- 《2017年施政報告》中宣布，
目標為保障公眾安全
Announced in 2017 Policy Address with
the objective of safeguarding public safety
- 涉及 30 億元，讓約 2 500 幢
樓宇於5年內展開更新工作
Total commitment at \$3 billion, enabling
around 2 500 buildings to commence
rehabilitation works within 5 years



樓宇更新大行動 2.0

Operation Building Bright 2.0

工作進度 Work Progress

- 首輪共接獲約 480 幢第一類別樓宇有效申請
Received valid applications from some 480 Category 1 buildings in the first round application
- 屋宇署每年揀選 250 幢第二類別樓宇
Buildings Department has been identifying around 250 Category 2 buildings on a yearly basis



	截至 2019 年 10 月底已展開 訂明檢驗或修葺的樓宇數目 As at 31 August 2019, no. of buildings with prescribed inspection / repair commenced	預計至 2020 年底展開 訂明檢驗或修葺的樓宇數目 Projected no. of buildings with prescribed inspection / repair commenced by end of 2020
第一類別樓宇 Cat. 1 bldg.	140	400
第二類別樓宇 Cat. 2 bldg.	300	600
總數 Total	440	1 000

樓宇更新大行動 2.0

Operation Building Bright 2.0

未來路向 Way Forward

- 額外撥款 30 億元，預計可再惠及 2 500 幢樓宇
Inject \$3 billion, expect to benefit another 2 500 buildings
- 第二輪申請於明年第三季進行
Second round application to launch in Q3 2020



樓宇更新大行動 2.0

Operation Building Bright 2.0

未來路向 Way Forward

➤ 申請資格 Eligibility Criteria

- ❑ 接受所有樓齡達 50 年的合資格大廈 (無論是否有仍未遵辦的強制驗樓通知書)

Accept applications of all eligible buildings aged 50 years or above (Regardless of whether there are Mandatory Building Inspection Scheme (MBIS) notice(s) not yet complied with)

- ❑ 放寬接受樓齡達 40 至 49 年而仍未遵辦強制驗樓通知書的合資格大廈

Relax criteria by accepting applications of eligible buildings aged 40 to 49 years with outstanding MBIS notice(s)

樓宇更新大行動 2.0

Operation Building Bright 2.0

未來路向 Way Forward

- 目標於7年內展開所有參與行動樓宇的訂明檢驗或修葺工作
Target to commence prescribed inspection or repair works of all participating buildings within 7 years

年份 Year	直至2019 Up to 2019	2020	2021	2022	2023	2024	2025	總計 Total
展開訂明檢驗或修葺的樓宇數目 No. of buildings with prescribed inspection / repair commenced	500	500	700	750	850	850	850	5 000

優化升降機資助計劃

Lift Modernisation Subsidy Scheme

- 機電署**2011**年推出《優化升降機指引》，屬自願性質，進度並不顯著
EMSD promulgated the “Guidelines for Modernising Existing Lifts” in 2011. The modernisation works are not mandatory and progress of implementation is not significant
- 《**2018**年施政報告》中宣布動用**25**億元，推行優化升降機資助計劃，以提供經濟誘因，推動提升舊式升降機的安全水平
Announced in 2018 Policy Address the launching of the \$2.5 billion Lift Modernisation Subsidy Scheme, providing financial incentive to facilitate enhancement of the safety of aged lifts



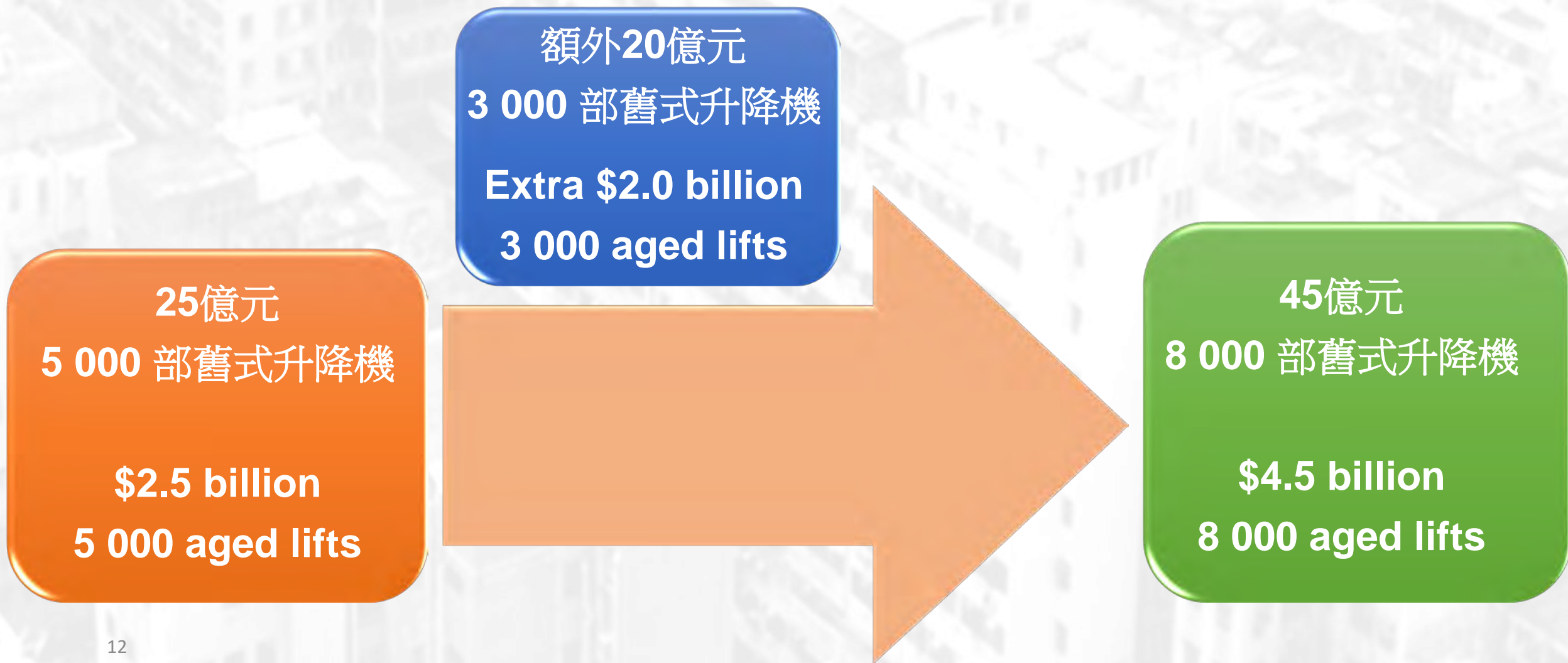
優化升降機資助計劃

Lift Modernisation Subsidy Scheme

- 首輪申請接獲約1 200宗申請，共涉及約5 000部升降機，反應非常踴躍
About 1 200 applications, involving about 5 000 lifts, were received in the first-round application. The responses were very encouraging

擴大優化升降機資助計劃

Expansion of Lift Modernisation Subsidy Scheme



擴大優化升降機資助計劃

Expansion of Lift Modernisation Subsidy Scheme

➤ 建議擴大資助舊式升降機數量

Proposed additional number of aged lifts to be subsidised

財政年度 Financial Year	19-20	20-21	21-22	22-23	23-24	24-25	25-26	總數 Total
升降機數量 No. of Lifts	600	800	900	900	900	900	--	5 000
額外升降機數量 No. of Additional Lifts	--	100	200	300	400	500	1 500	3 000
總數 Total	600	900	1 100	1 200	1 300	1 400	1 500	8 000

擴大優化升降機資助計劃

Expansion of Lift Modernisation Subsidy Scheme

- 強化資助計劃，由市區重建局委聘非政府機構為有需要住戶（例如長者和殘疾人士）提供外展社區服務

Strengthen the Scheme through engagement of NGOs by the Urban Renewal Authority to provide outreach social services to needy residents (e.g. the aged and the disabled)



有需要人士維修自住物業津貼計劃

Building Maintenance Grant Scheme for Needy Owners

原有計劃「長者維修自住物業津貼計劃」
Original Scheme “Building Maintenance Grant Scheme for Elderly Owners”

- 2008 年推出；總額為 10 億元
Launched in 2008 with a commitment of \$1 billion
- 為合資格長者自住業主提供最高 4 萬元資助
Provides eligible elderly owner-occupiers with a maximum grant of \$40,000
- 可用於大廈外牆、公用地方或單位內指定工程
Covers specified works on buildings' external walls, in common areas or inside flats



有需要人士維修自住物業津貼計劃

Building Maintenance Grant Scheme for Needy Owners

原有計劃「長者維修自住物業津貼計劃」

Original Scheme “Building Maintenance Grant Scheme for Elderly Owners”

➤原則上批准個案：約 27 000 宗

No. of approval-in-principle cases : around 27 000 cases

➤已發放或承諾發放津貼額：6.842 億元

Grants released or committed : \$684.2 million



有需要人士維修自住物業津貼計劃

Building Maintenance Grant Scheme for Needy Owners

未來路向 Way Forward

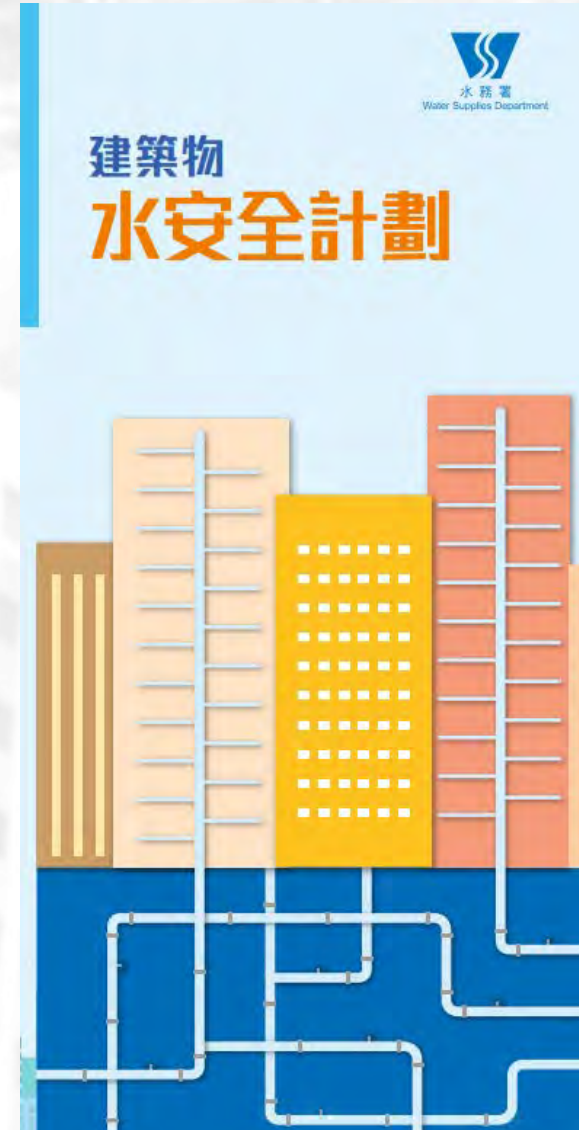
- 增加撥款 20 億元，惠及更多有需要自住業主
Inject \$2 billion to help more owner-occupiers in need
- 加強措施 Enhancement measures
 - 擴闊受助人範圍 Expand the scope of beneficiaries
 - 提高長者資產限額 Raise the asset limit for elderly applicants
 - 增加津貼上限 Increase the maximum amount of grant



水安全計劃資助計劃

Water Safety Plan Subsidy Scheme

- 為保障樓宇的食水安全，水務署自 2017 年起推動建築物水安全計劃，建議樓宇實施該計劃
To safeguard drinking water safety in buildings, WSD has been promoting implementation of Water Safety Plan for Buildings (WSPB) since 2017
- 實施建築物水安全計劃屬自願性質
Implementation of WSPB is on voluntary basis
- 《2019 年施政報告》宣布推出水安全計劃資助計劃，鼓勵私人樓宇實施建築物水安全計劃
2019 Policy Address announced the launch of the Water Safety Plan Subsidy Scheme (WSPSS) to encourage implementation of WSPB at private buildings



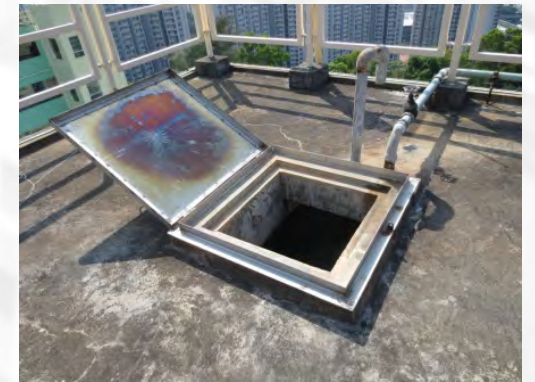
水安全計劃資助計劃

Water Safety Plan Subsidy Scheme

➤ 資助項目涵蓋：

Subsidy items cover :

- ❑ 由合資格人士為樓宇制定建築物水安全計劃 (計劃)
Formulation of WSPB by Qualified Person (QP) for the building
- ❑ 按照計劃的要求，由合資格人士進行的檢查，以及內部供水系統的定期保養（包括清洗水箱）
Checking by QP, and regular maintenance of internal plumbing system (including cleansing of water tanks) required in the WSPB
- ❑ 按照計劃的要求，由獨立人士就實施計劃進行的審核及隨後檢視
Audit of implementation and subsequent review of the WSPB by independent party required in the WSPB
- ❑ 在制定計劃時的水安全風險評估所建議的內部供水系統維修工程及/或水質測試，以控制水安全風險
Rectification works for the internal plumbing system and/or water quality tests as recommended in the risk assessment during formulation of WSPB for control of the water safety risks



水安全計劃資助計劃

Water Safety Plan Subsidy Scheme

➤ 合資格樓宇

Eligible Buildings

參照「樓宇更新大行動 2.0」及「優化升降機資助計劃」

Making reference to “Operation Building Bright 2.0” and “Lift Modernisation Subsidy Scheme”

☐ 私人住宅或綜合用途樓宇

Private residential or composite buildings

☐ 樓宇住用單位平均應課差餉租值*不高於：

- 市區（包括沙田、葵青及荃灣區）— 162,000元
- 新界（除沙田、葵青及荃灣區外）— 124,000元

Buildings with average rateable values* of domestic units not exceeding:

- Urban areas (including Sha Tin, Kwai Tsing and Tsuen Wan districts) - \$162,000
- New Territories (excluding Sha Tin, Kwai Tsing and Tsuen Wan districts) - \$124,000

* 按2017/18年度
As of 2017/18

水安全計劃資助計劃

Water Safety Plan Subsidy Scheme

➤ 受惠對象

Target Beneficiaries

- ❑ 以樓宇為單位，資助發放予業主立案法團或業主委員會
Subsidy to be disbursed to owners' corporation (OC) or owners' committees on building-basis
- ❑ 沒有業主立案法團或業主委員會的樓宇，按個別情況考慮
Buildings without OCs or owners' committees to be considered on a case-by-case basis

水安全計劃資助計劃

Water Safety Plan Subsidy Scheme

► 業界承受力

Industry Capacity

- ❑ 屋宇裝備工程師、建築測量師、持牌水喉匠，可擔當合資格人士
Building services engineers, building surveyors and licensed plumbers can take up role of QP
- ❑ 已接受有關建築物水安全計劃培訓的合資格人士超過400位
Over 400 QPs have received training on WSPB
- ❑ 隨著有更多相關培訓課程，合資格人士的數目會陸續增加
The number of such QPs will continue to grow with more training courses on WSPB organised
- ❑ 業界應有足夠能力並提供具競爭的市場
Industry should have adequate capacity and offer a competitive market

水安全計劃資助計劃

Water Safety Plan Subsidy Scheme

- 涉款4億4千萬元，預計五年內可惠及約5 000幢樓宇
Total commitment at \$4.4 billion; expected to benefit about 5 000 buildings
- 將於2020年第二季開始接受申請
Invite applications in 2020 Q2

未來路向

Way Forward

- 經諮詢發展事務委員會後，計劃將建議透過《2020年撥款條例草案》申請撥款。待立法會批准撥款後，接受新申請或處理已有申請；同期進行宣傳
After consulting the Panel on Development, plan to seek the funding commitment in the context of the Appropriation Bill 2020. Accept new or process existing applications upon funding approval; conduct promotion in parallel
- 計劃 2020 年內開始批出申請
Plan to release application results from 2020 onwards

謝謝

Thank you

