

樓宇排水系統維修資助計劃

Building Drainage System Repair Subsidy Scheme



私人樓宇排水系統的規管

Control on drainage systems of private buildings

- 受《建築物條例》（第123章）及其附屬法例規管
Regulated by the Buildings Ordinance (Cap.123) (BO) and its subsidiary legislation
 - 《建築物（衛生設備標準、水管裝置、排水工程及廁所）規例》
Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations
- 現存樓宇公用渠管工程需由註冊承建商承辦
Works for common drains of existing buildings should be carried out by registered contractors
 - 註冊一般建築承建商（RGBC）
 - 第一及第二級別註冊小型工程承建商（Classes I & II RMWC）



私人樓宇排水系統的規管

Control on drainage systems of private buildings

- 屋宇署針對欠妥渠管按《建築物條例》及其附屬法例執法
Buildings Department (BD) enforces against defective drains according to BO and its subsidiary legislation
 - 勘測
Investigation
 - 修葺
Repair
 - 糾正
Rectification



私人樓宇外牆渠管視察

Inspection of drains at external walls of private buildings

- 屋宇署自2020年6月為全港樓高三層以上私人住用樓宇視察外牆渠管，為期兩年

BD launched a two-year territory-wide drainage inspection programme from June 2020 to inspect the drains at the external walls of domestic buildings exceeding three storeys

- 共涉約20 000幢樓宇，優先安排視察被實施強制檢測的大廈，以及位於各「指定區域」的大廈

Involving some 20 000 buildings; priority accorded to buildings with compulsory testing notice and those located in specified areas

- 截至2021年2月底，顧問已完成視察5,000幢樓宇

Consultants completed inspections for about 5,000 buildings as of end February 2021

排水系統保養及維修

Drainage Maintenance and Repair

- 公眾於疫情下對樓宇渠管狀況日益關注
Rising public concern on conditions of building drains amid the epidemic
- 欠妥或失修的渠管影響住戶健康及環境衛生
Condition of defective or disrepair drains will affect residents' health and environmental hygiene



排水系統保養及維修

Drainage Maintenance and Repair

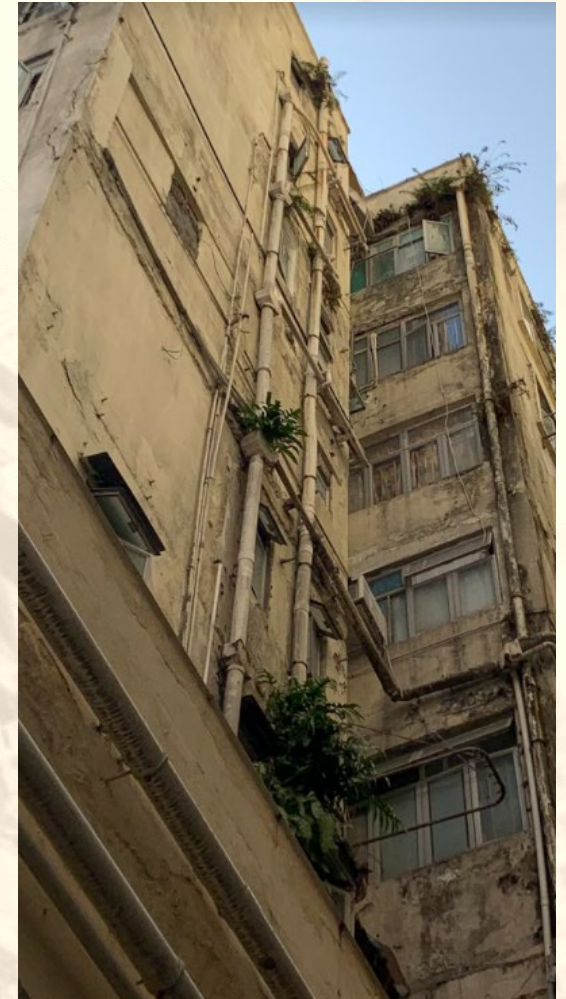
- 妥善維修及保養其物業乃業主責任
Owners' responsibility to repair and maintain their properties
- 有些業主缺乏財政或籌組能力履行其責任
Some owners lack the means or power to coordinate to fulfill their responsibility
- 現有樓宇復修計劃的限制
Constraints of existing building rehabilitation schemes



「樓宇排水系統維修資助計劃」

Building Drainage System Repair Subsidy Scheme (DRS)

- 《2021-22年度財政預算案》宣布的措施
Announced measure in the 2021-22 Budget
- 預留10億元非經常開支，預計可惠及超過3 000幢老舊樓宇業主
Earmarked a non-recurrent commitment of \$1 billion estimated to benefit owners of over 3 000 old and dilapidated buildings
- 將伙拍市區重建局（市建局）推行計劃
Urban Renewal Authority (URA) as our partner in launching the scheme



資助計劃特點

Features of the Subsidy Scheme

- 具針對性、「專款專項」
Targeted approach; dedicated funding
- 合資格樓宇可自行籌組（第一類別）
Eligible buildings may organise works by themselves (Category 1)
- 屋宇署按風險介入未能籌組的合資格樓宇（第二類別）
BD will intervene in eligible buildings that are unable to organise works by themselves on a risk basis (Category 2)



目標樓宇

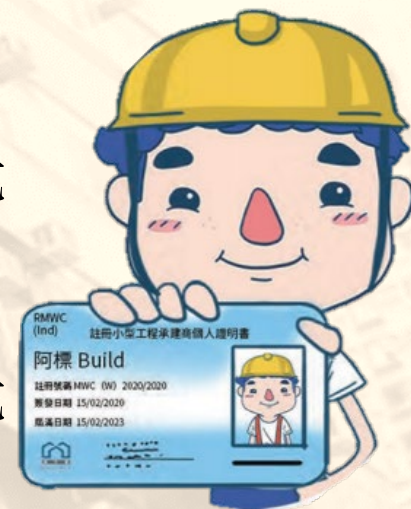
Target buildings

➤樓齡達40年或以上的住宅或綜合用途樓宇
Residential or composite buildings aged 40 or above

➤住用單位平均應課差餉租值較低

Lower average rateable values for domestic units

- 市區樓宇（包括沙田、葵青、荃灣）每年上限為 162,000 元
Buildings in urban districts (including Sha Tin, Kwai Tsing, Tsuen Wan) are subject to a ceiling of \$162,000 per annum
- 新界樓宇（除沙田、葵青、荃灣外）每年上限為 124,000 元
Buildings in New Territories (except Sha Tin, Kwai Tsing, Tsuen Wan) are subject to a ceiling of \$124,000 per annum



資助範疇

Scope of Subsidy

- 渠管工程費用八成資助，每幢大廈按住用單位數目設有12萬至100萬元上限

Subsidise 80% of the total cost of drainage works, subject to maximum subsidy of \$120,000 to \$1 million per building depending on number of domestic units

- 涵蓋渠管勘測及維修樓宇公用排水系統、其相連而非位於個別單位內的分支渠管

Cover works related to investigation and repair of common drains, as well as branch pipes serving individual units but not located within individual premises

- 鼓勵改善工程

Encourage improvement works



未來路向

Way Forward

- 如《2021年撥款條例草案》獲通過，會儘快（預期2021年5月）開始計劃
Subject to passage of the Appropriation Bill 2021, strive to launch the Scheme as soon as practicable (estimated timeframe: May 2021).
- 首階段接受有仍未遵辦與公用渠管相關法定命令的樓宇參加
To accept buildings with outstanding statutory orders relating to common drains in the first phase
- 目標於2021年內為300幢合資格樓宇展開勘測或維修工程
Target to commence investigation or repair works for 300 eligible buildings in 2021



謝謝

Thank you