



YOUR REF 來函檔號： CB4/PAC/R75  
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13 January 2021

Ms Wendy JAN  
Clerk to Public Accounts Committee  
Legislative Council  
Legislative Council Complex  
1 Legislative Council Road  
Central, Hong Kong

Dear Ms JAN

**Public Accounts Committee  
Consideration of Chapter 9 of the Director of Audit's Report No. 75  
Management of Mandatory Building Inspection Scheme by  
the Buildings Department**

Thank you for your letter of 11 January 2021 concerning the captioned Audit Report. We are pleased to provide the requested information in the Appendix.

2. For any further questions, please contact the undersigned or our Chief Building Surveyor / Mandatory Building Inspection 2, Mr WONG Kin-yip, Andy, at 3842 3040.

Yours sincerely



(NG Kin-shing)

Assistant Director/ Mandatory Building Inspection  
for Director of Buildings

c.c. Secretary for Financial Services and the Treasury (Fax: 2147 5239)  
Secretary for Development (Fax: 2899 2916)  
Director of Audit (Fax: 2583 9063)

**Chapter 9 of the Director of Audit's Report No.75**  
**“Management of Mandatory Building Inspection Scheme**  
**by the Buildings Department”**  
**Questions and Requested Information**

**Reply to question 1**

Question: Paragraph 2.3 of the report stated that Buildings Department (“BD”) had developed a score system to prioritise the selection of buildings for issuing statutory notices under the Mandatory Building Inspection Scheme (“MBIS”). The selection criteria include building age, building condition, building management, risk to public, and building cluster. Please provide more detailed information for the respective score system, including the scoring standards and weighting, etc., of all criteria.

In view of the public concern on the epidemic situation, would BD consider “risk to public health” posed by a building be included as one of the selection criteria? If yes, please advise the scoring standards and weighting of the scores. If not, will BD consider including that as one of the selection criteria as soon as possible?

Response: According to the Building Score System (“BSS”) endorsed in 2020 by the selection panel rendering advice to BD for the selection of target buildings for implementation of MBIS (“Selection Panel”)<sup>1</sup>, scores for drainage systems which are inadequate or in a defective/insanitary condition have been included. Other selection criteria are the age of the building, condition of the construction elements of the building, level of building management, and building

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<sup>1</sup> To enhance the transparency and community acceptance in the selection process of the target buildings for the implementation of MBIS, the Selection Panel comprises representatives from professional institutions, non-governmental organisation, property management professionals and district councils. Each year, the Selection Panel would select a certain number of target buildings.

construction with cantilever slab balcony/canopy. Details of the BSS are as below:

Scoring Standards	Score
A. Building age	0 to 20
B. Building condition (no. of reports on building/drainage defects and outstanding building/drainage repair/investigation orders <sup>#</sup> )	0 to 60
C. Building management (3-nil building*)	0 to 5
D. Risk to public (cantilever slab balcony/canopy)	0 to 10
<b>Total</b>	<b>95 (Maximum)</b>

**Notes:**

<sup>#</sup> If a building has rendered dangerous or liable to become dangerous, BD may serve an order under section 26 of the Buildings Ordinance (“BO”) requiring the owners to carry out repair works to make such building safe. If any dilapidation or defect is found in a building, BD may serve an investigation order under section 26A of the BO requiring the owner to carry out an investigation on the building and submit a remedial works proposal. If the drainage system of a building is found to be inadequate or in a defective/insanitary condition, BD may serve an order under section 28 of the BO requiring the owners to carry out investigation and/or repair works. For buildings with outstanding orders but not selected for MBIS, BD would continue to follow up the orders to ensure public safety.

<sup>\*</sup> 3-nil buildings are buildings which do not have owners’ corporation or any form of residents’ organisations, nor engage property management companies in managing their buildings.

## **Reply to question 2**

**Question:** According to BD's reply to question 4, BD agrees to give score to all the remaining 7 541 buildings covered by MBIS for reviewing purpose. Please inform this Committee of the target timeframe.

**Response:** BD will give score to all buildings covered by MBIS in accordance with the BSS in the second quarter of 2021 for reviewing purpose.