

民政事務總署

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13 January 2021

Clerk to the Public Accounts Committee  
Legislative Council Complex  
1 Legislative Council Road  
Central, Hong Kong  
(Attn: Ms Wendy JAN)

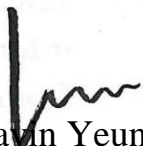
Dear Ms JAN,

**Public Accounts Committee**  
**Consideration of Chapter 4 of the Director of Audit's Report No. 75**  
**Efforts of the Home Affairs Department in facilitating building management**

Thank you for your letter dated 8 January 2021 to the Director of Home Affairs on the captioned matter.

The response of the Home Affairs Department to the supplementary  
\_\_\_\_\_ questions raised in the letter is set out at **Annex**.

Yours sincerely,



(Gavin Yeung)

for Director of Home Affairs

c.c. Secretary for Home Affairs (Fax No.: 2591 6002)  
Secretary for Financial Services and the Treasury (Fax No.: 2147 5239)  
Director of Audit (Fax No.: 2583 9063)

**Public Accounts Committee**  
**Consideration of Chapter 4 of the Director of Audit's Report No. 75**  
**Efforts of the Home Affairs Department in**  
**facilitating building management**

**Response of the Home Affairs Department**

**Q1. The Home Affairs Department pointed out that District Offices provided “three-nil” buildings in their districts with one-off cleansing service through the District-led Actions Scheme. Please provide information about the number of cleansing service provided in the past three years, the districts concerned, the number of “three-nil” buildings and the expenditure involved.**

A1. To demonstrate the effectiveness of good building management, District Offices (DOs) provide “three-nil” buildings in need with one-off cleansing service through the District-Led Actions Scheme. During the three-year period from 2018/19 to 2020/21 (up to December 2020), 10 DOs (including Central and Western, Kowloon City, Kwun Tong, Sham Shui Po, Wan Chai, Wong Tai Sin, Yau Tsim Mong, Kwai Tsing, Sha Tin and Yuen Long) provided a total of about 2 900 times of free cleansing service to over 1 500 “three-nil” buildings, with a total expenditure of about \$13 million.

**Q2. For “three-nil” buildings with severe building safety, fire safety or environmental hygiene issues, would the Government intervene and tackle the problems first, and recover the costs from the owners afterwards? If yes, how many related cases were there in the past three years? If not, will the above method be considered in future?**

A2. It is the responsibility of private owners to manage their buildings. The Home Affairs Department (HAD)'s policy on building management is to assume the role of a facilitator to encourage and assist owners in forming suitable residents' organisations through a multi-pronged approach, including providing a legal framework for buildings to form owners' corporations (OCs) under the Building Management Ordinance (Cap 344) and offering suitable

support to assist owners in discharging their building management responsibilities.

Building management involves various elements such as building safety, fire safety, environmental hygiene, electrical safety, lift safety, etc., which are regulated by different bureaux and departments in accordance with relevant Ordinances. As owners and residents of “three-nil” buildings lack a platform to discuss and handle issues of common concern, they may find it difficult to manage their buildings effectively and handle matters pertaining to the various elements mentioned above. To enhance the support for owners of “three-nil” buildings, HAD has launched the Building Management Professional Advisory Service Scheme (BMPASS), under which property management companies were commissioned to assist owners of “three-nil” buildings in forming OCs and provide a range of free follow-up services, including assisting in applying for various maintenance subsidy schemes and loans, appointing consultants/contractors for conducting building maintenance works, etc. All eligible “three-nil” buildings issued with the Fire Safety Directions or statutory notices for building/window inspection were included in the target buildings of the BMPASS. As of November 2020, the BMPASS assisted 441 OCs in applying for maintenance loans and subsidy schemes and 314 OCs in appointing works consultants/contractors. HAD will regularise the BMPASS to continue to offer assistance to owners of “three-nil” buildings. In addition, as stated in A1, with a view to demonstrating the effectiveness of good building management, DOs provide “three-nil” buildings in need with one-off free cleansing service.

As regards action initiated by the Government to resolve building safety and fire safety problems on behalf of building owners, since HAD is not the department in charge of the relevant policy areas and legislation, we do not have the relevant information.

**Home Affairs Department**  
**January 2021**