

Bills Committee on Buildings (Amendment) Bill 2003

**List of follow-up actions arising from the discussion
at the meeting on 16 October 2003**

The Administration was requested -

- (a) to advise if there are any applications for the Building Safety Loan Scheme (BSLS) which have been rejected because of the failure of the applicants to submit supporting documents in respect of the properties in question which are held under joint ownership. An example quoted is the failure of the applicant to produce a copy of the HKID card of the other co-owners;
- (b) to consider how applicants with negative equity could be assisted in applying for loans exceeding \$250,000 under BSLS as they are required to execute a legal charge registered against the title of a property owned by them or to obtain a letter of guarantee issued by a bank;
- (c) to advise how the interest rate for BSLS loans on the principle of "no gain, no loss" to Government is arrived at. Please also advise if the resources used in dealing with defaulting cases are included in the calculation;
- (d) referring to the submission of supporting documents on incomes and bank accounts by applicants under the low income category for the interest-free BSLS loan (page 4 of the application form for BSLS), to consider whether a reference letter from a registered social worker in support of the application could serve the purpose;
- (e) to provide the number and percentage of BSLS applications received up to July 2003 which are made in response to orders issued by the Building Authority (BA);
- (f) to confirm whether all the sections referred to in the proposed section 39B(1) of the Buildings Ordinance (BO) (Cap. 123) were related to safety of buildings. Some members are concerned that the offences for contravention of proposed section 39B attract severe penalties;
- (g) to confirm whether a person aggrieved by an order served on an owners' corporation (OC) may appeal to an Appeal Tribunal appointed under BO;

- (h) to consider how to resolve genuine difficulties encountered by individual owners who feel aggrieved by a decision made by an OC in response to an order served on the OC; and
- (i) to explain whether BA will take enforcement action when disputes between individual owners and OCs concerning compliance with statutory orders are yet to be settled; and
- (j) to advise who will be liable to offences relating to obstruction of OC if the owner is a company.

Council Business Division 1
Legislative Council Secretariat
3 November 2003