

臨時建造業統籌委員會

Provisional Construction Industry Co-ordination Board

本會檔號 Our Ref.:

來函檔號 Your Ref.: CB1/PL/PS

電話 Tel. No.: 立法會 CB(1)1693/05-06(02)號文件
2603 6262

傳真 Fax No.: LC Paper No. CB(1)1693/05-06(02)
2344 2324

電郵 E-Mail:

5 June, 2006

Miss Salumi Chan
Clerk to Legislative Council Panel
on Public Service
3/F, Citibank Tower
3 Garden Road
Hong Kong

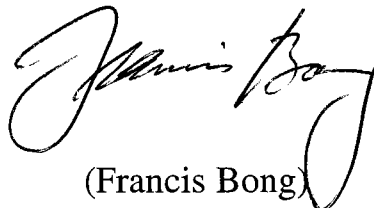
Dear Miss Chan,

Panel on Public Service

Private Certification of Building Submissions

Thank you very much for your letter of 16 May 2006 requesting information on the Study on Private Certification of Building Submissions. The requested information is provided at Annex.

Yours sincerely,



(Francis Bong)

Chairman, Task Force to Review
the Construction Stage of the Development Process

cc Secretary for Housing, Planning and Lands
(Attn. Ms Olivia Nip)
Buildings Department
(Attn. Mr K M Mo)
Economic Analysis and Business Facilitation Unit
(Attn. Mr David Hooi)
Secretary for the Civil Service (Attn. Mr P H Li)

Chairman, Provisional Construction Industry
Co-ordination Board

Study on Private Certification of Building Submissions

Background

The Subgroup on Business Facilitation was established under the former Economic and Employment Council (EEC) in March 2004 to facilitate business development and job creation through identifying and eliminating outdated, excessive, repetitive or unnecessary government regulations. The subgroup had embarked on a comprehensive review of the entire property development process and requested Provisional Construction Industry Co-ordination Board (PCICB) to make recommendations for speeding up the construction cycle and reducing the cost of complying with existing statutory requirements. The Task Force to Review the Construction Stage of the Development Process (the Task Force) was formed under PCICB in late 2004 to undertake this task.

2. EEC was disbanded in December 2005 and the Business Facilitation Advisory Committee (BFAC) was formed in February 2006 to continue its business facilitation functions.

3. Private certification is one of the measures being considered by the Task Force for improving the regulatory regime. As consultation with various industry stakeholders had revealed several fundamental issues requiring in-depth examination, the Task Force commissioned the Study on Private Certification of Building Submissions in February 2006 to examine the subject holistically before making recommendations to BFAC on whether private certification is worthy of further consideration. Recommendations on the way forward will be made to Government for consideration after the Task Force and BFAC have completed their deliberations.

Purpose and Scope of the Study

4. The overall objective of the study is to consider the feasibility of improving the building approval process through undertaking appropriate checking of building design and certification by private professionals while retaining the existing checks and balances for assuring the health and safety of building users and the general public and minimizing changes to the statutory framework.

5. The specific scope of the study includes –
- (a) documenting the current procedures for making, processing and approving building submissions;
 - (b) ascertaining the problems and issues arising from the building submission process that affect the cost and programme of property development;
 - (c) identifying the problems and issues that can be tackled through private certification and assessing the effectiveness of private certification in resolving them;
 - (d) ascertaining the benefits of private certification as well as drawbacks, risks and issues which may affect its implementation and formulating solutions;
 - (e) developing an implementation strategy for private certification; and
 - (f) formulating proposals for conducting and monitoring trials on private certification.

6. While the study includes development of solutions for implementation issues and formulation of implementation proposal, these are only ancillary tasks for verifying the feasibility of private certification to facilitate the Task Force in drawing up the recommendations to BFAC.

Consultation with Staff Unions

7. As part of the fact finding exercise for the study, the consultants are in the process of interviewing the stakeholders listed at Appendix to gather views on the current problems and issues affecting the building submission process and on the proposal for private certification. The findings will be taken into account in formulating the recommendations for the study.

8. The list of stakeholders includes four staff unions: Buildings Department Local Building Surveyors' Association, Buildings Department Structural Engineers' Association, Buildings Department Technical Officers Working Group and Civil Engineering and Development Department Geotechnical Engineers' Association. The interview with Buildings Department Local Building Surveyors'

Association was conducted on 22 May 2006. The interview with the other associations was conducted on 29 May 2006. The views gathered are being collated and will be forwarded to Legislative Council Secretariat in due course.

9. The Draft Final Report for the study will be circulated to appropriate industry stakeholders (including the staff associations listed at Appendix) for comments. Their feedback will be considered in refining the recommendations of the study and preparing the Final Report.

Work Plan

10. The work plan for the study is as follows –

| Tentative Milestones | Activity |
|-----------------------------|--|
| Jul 2006 | Issue of Draft Final Report to industry stakeholders for comments |
| Aug/Sep 2006 | Submission of comments on Draft Final Report by industry stakeholders Preparation of Final Report and Response to Comments Consideration of Final Report by the Task Force and formulation of its recommendations on private certification |
| Oct 2006 | Consideration of recommendations of the Task Force by PCICB |
| Nov/Dec 2006 | Consideration of recommendations of the Task Force by BFAC |
| Early 2007 | Presentation of recommendations of the Task Force to relevant Legislative Council panels |

**PCICB Secretariat
June 2006**

List of Stakeholders

Government Departments

- Architectural Services Department
- Buildings Department
- Geotechnical Engineering Office of Civil Engineering and Development Department
- Housing Department

Academic Institutions

- City University of Hong Kong
- University of Hong Kong

Client Organizations

- Hong Kong Housing Society
- Kowloon-Canton Railway Corporation
- MTR Corporation
- The Real Estate Developers Association of Hong Kong

Professional Institutions and Associations

- Hong Kong Institute of Architects
- Hong Kong Institution of Engineers
- Hong Kong Institute of Planners
- Hong Kong Institute of Surveyors
- Association of Consulting Engineers of Hong Kong
- Association of Engineering Professionals in Society
- Association of Structural Engineering Consultants
- Professional Building Surveyor Association
- Hong Kong Association of Architectural Practices

Trade Associations

- Hong Kong Construction Association
- Hong Kong Federation of Electrical and Mechanical Contractors

Staff Unions

- Civil Engineering and Development Department Geotechnical Engineers' Association
- Buildings Department Local Building Surveyors' Association
- Buildings Department Structural Engineers' Association
- Buildings Department Technical Officers Working Group

Other Organizations

- The Hong Kong Association of Banks
- The Hong Kong Federation of Insurers
- Consumer Council