

立法會
Legislative Council

LC Paper No. CB(1)2930/10-11(04)

Ref: CB1/PS/2/09

Panel on Development

Subcommittee on Building Safety and Related Issues

Meeting on 26 August 2011

Updated background brief on building safety

Purpose

This paper provides an update on the relevant issues related to building safety following the building collapse incident at Ma Tau Wai Road on 29 January 2010.

Background

2. Building neglect has been a long-standing problem in Hong Kong. The presence of aging buildings lacking proper care and maintenance poses potential threats to residents and the public at large. Defects such as structural deterioration and concrete spalling pose safety hazards not only to the building occupants, but also to other building users and pedestrians nearby.

3. On 29 January 2010 at about 1:40 pm, the front portion of the building at 45J Ma Tau Wai Road collapsed, causing four deaths and two injuries. The incident aroused wide public concerns, and there were urges from different sectors of the community that the Administration should take immediate steps to enhance building safety in the territory.

Actions to enhance building safety following the building collapse incident

4. The Buildings Department ("BD") embarked on an urgent programme starting from 1 February 2010 to inspect some 4 000 buildings aged 50 or above for the purpose of determining whether these buildings were structurally safe. Based on the results of the inspection, the 4 011 inspected buildings were grouped into four categories according to their conditions. A breakdown in respect of the categorization of the buildings inspected is as follows --

<u>Category</u>	<u>Condition</u>	<u>Number of Buildings Inspected (% of Total)</u>
Category I	Buildings requiring emergency remedial works	2 (0.05%)
Category II	Buildings with obvious defects found	1 030 (25.7%)
Category III	Buildings with minor defects found	1 270 (31.7%)
Category IV	Buildings with no apparent defect	1 709 (42.6%)
	Total	4 011 (100%)

5. Government contractors were engaged to conduct urgent rectification works in two Category I cases. Another 1 030 buildings belonging to Category II were found to exhibit different extents of defects over which repair/investigation orders had been issued. The conditions of the remaining 2 979 buildings were generally acceptable. To maintain the impetus, BD continued with its follow-up actions, sent notification letters to owners/occupiers of Categories III and IV buildings to inform them of the findings of the inspection and reminded them of the importance of carrying out timely building maintenance. According to the Administration, BD followed up with these orders to ensure that the owners concerned would properly repair their buildings. Eligible owners may apply for financial assistance. In situations where the owners cannot carry out the repair works

in compliance with the statutory orders, BD will conduct the works on their behalf and recover the cost from the owners after deducting the grant, if any, provided under Operation Building Bright.

Formation of the Subcommittee on Building Safety and Related Issues

6. Prompted by the building collapse incident on 29 January 2010, the Panel on Development ("the Panel") agreed at its meeting on 23 February 2010 that a subcommittee should be set up to monitor the Administration's work in enhancing building safety in Hong Kong. Accordingly, the Subcommittee on Building Safety and Related Issues ("the Subcommittee") was set up and held its first meeting on 25 March 2010.

A new multi-pronged approach to enhance building safety

7. On 13 October 2010, the Chief Executive announced in his Policy Address that the Administration would adopt a new multi-pronged approach covering four major areas to enhance building safety in Hong Kong, i.e. (a) legislation; (b) enforcement; (c) support and assistance to owners; and (d) publicities and public education.

8. On 13 January 2011, the Administration briefed the Subcommittee on its new measures to improve building safety. It regarded building safety as a highly complex and multi-facet issue. If not addressed early, the problem would only get more serious as Hong Kong's building stock continued to grow old. To tackle this problem, the Administration considered that all concerned stakeholders must play their due roles. It would continue to provide support and assistance to owners in need and take enforcement against non-compliant cases, and building owners must strengthen their effort in arresting the problem of deterioration of building conditions.

9. The Administration considered it necessary to work closely with building professionals, the industry, the Construction Industry Council, as well as other supporting non-governmental organizations, to jointly promote a building safety culture amongst building owners, occupants, contractors and workers. The Construction Industry Council could be in a position to take the lead to co-ordinate professional inputs on tackling building safety issues, setting fee standards, and giving advice on the scope of building inspections and the contents of the inspection reports.

10. The Administration's package of measures for enhancing building safety is summed up as follows --

(a) Legislation

The Administration aimed to provide and maintain a modernized, efficient and user-friendly statutory control regime to meet the development needs of Hong Kong, and at the same time provide adequate enforcement power to deter non-compliance. It would rely on the Minor Works Control System ("MWCS"), which came into effect on 31 December 2010, to provide a lawful, safe as well as convenient means for building owners to carry out small-scale building works. With the introduction of MWCS, BD would register existing practitioners and arrange suitable training for them before their registration as minor works contractors. BD would also provide guidelines and advice by issuing codes of practice and practice note to facilitate contractors to carry out works safely and in compliance with the relevant standards.

Further to MWCS, the Administration introduced the Buildings (Amendment) Bill 2010 in February 2010 to provide for the implementation of the Mandatory Building Inspection Scheme ("MBIS") and Mandatory Window Inspection Scheme ("MWIS"). The Bill was passed on 29 June 2011¹.

(b) Enforcement

BD's 10-year programme against unauthorized building works ("UBWs") came to an end on 31 March 2011. In response to views in the community that a tougher stance should be taken against non-compliant owners to create a stronger deterrent effect, the Administration would undertake vigorous enforcement actions against UBWs with effect from 1 April 2011. The Administration would extend the coverage of "actionable" UBWs to include UBWs on rooftops, podiums, as well as in yards and rear-lanes of buildings. The

¹ During the deliberations on the Bill, the Administration had proposed the incorporation of a series of amendments, including provision for application to the Court for a warrant under the Buildings Ordinance to facilitate BD's enforcement actions. However, as members had diverse views on the introduction of such amendments at that stage and the Legal Adviser to the Legislative Council has advised that it is difficult to see how the proposed amendments relate to the two schemes, the Administration decided to withdraw the relevant amendments and will pursue the introduction of the proposed amendments through a separate Bill as soon as possible. (Source : [Hansard of the Legislative Council meeting of 29 June 2011](#))

Subcommittee was informed that BD would adopt a tougher stance by issuing statutory orders for rectification works once the items under complaint were confirmed as "actionable" UBWs. BD would also conduct a stock-taking exercise on all UBWs on the exteriors of private buildings in Hong Kong's urban areas and continue to select buildings for "large-scale operations".

As for subdivided flats, apart from including the subdivision works under MWCS, BD would step up patrol and inspection, and enhance response time to complaints. Statutory orders would be issued to the concerned owners and prosecution actions instigated if breaches of the Buildings Ordinance ("BO") were found.

(c) Support and assistance to owners

The Administration believed that a prerequisite for the successful implementation of various measures to enhance building safety would be the availability of effective support and assistance measures for owners in need.

There were no fewer than seven loan, grant and technical assistance schemes operated by BD, Hong Kong Housing Society ("HKHS") and Urban Renewal Authority ("URA"). To optimize and rationalize the utilization of resources and streamline the procedures for the convenience of potential applicants, the Administration would pool together the resources of various entities and devise afresh a unified and comprehensive scheme for both technical and financial assistance, ranging from the formation of Owner Corporations ("OCs") to building inspection and maintenance, to be operated by HKHS and URA. Similar to the arrangement for Operation Building Bright, "one-stop service" would be provided to building owners in need. In future, an owner would only need to contact either HKHS or URA in order to obtain all the assistance he/she needs².

² Starting from 1 April 2011, the existing financial assistance schemes of URA and HKHS have been amalgamated into a single scheme called the "Integrated Building Maintenance Assistance Scheme", adopting a set of unified application criteria and terms and conditions for all buildings in Hong Kong, and co-managed by URA and HKHS. (Source: The Administration's paper to the Panel on Development on the work of URA for the meeting of the Panel on 28 June 2011 ([LC Paper No. CB\(1\)2530/10-11\(03\)](#)))

(d) Publicity and public education

The Administration acknowledged that the Ma Tau Wai Road building collapse and the large backlog of statutory orders of BD pending the issuance or follow-up revealed that the building safety awareness of the general public was still weak. It was therefore its objective to foster a building safety culture in Hong Kong, so that all stakeholders involved would possess the self-awareness to properly observe building safety. In the above connection, the Administration would mount a large-scale public education campaign with a view to fostering a building safety culture in Hong Kong. To instil stronger awareness of the importance of building safety among the younger population, the Administration would pursue the idea of incorporating building safety into the liberal studies curriculum of school education by providing teaching kits as appropriate. The Administration would also launch a "community monitoring" programme to mobilize every member of the community to play a part to report building safety problems.

Major concerns and views of Members

Deliberations at the Council meeting on 3 February 2010

11. Following the building collapse incident, the Council held an adjournment debate on 3 February 2010, during which Members expressed the following views and concerns --

- (a) The Administration should tackle the management problems in old buildings without OCs, not taken care of by building management agents and without regular maintenance, so that the repair and maintenance works would not be neglected due to fragmented ownership or reluctance of owners. The Administration should deploy additional manpower to actively assist owners of old buildings to form OCs.
- (b) There was a lack of co-ordination within the Administration in tackling the management of old buildings. OCs were often ignored after the Home Affairs Department ("HAD") had assisted in their formation, and the Administration was unable to

motivate owners of old buildings to carry out repairs and maintenance as some were awaiting acquisition by developers.

- (c) It was suggested that a coordinator should be designated to mobilize inter-bureau and inter-departmental efforts in examining building safety measures in a comprehensive manner. An organization might be set up to co-ordinate the management of old tenement buildings aged 30 years or above. The organization should assist owners in forming OCs and engaging professional agents to undertake building management duties, and it should have the authority to appoint a management company on behalf of the owners and recover the cost from them if they refused or failed to set up an OC. Social worker teams should be deployed to help organize owners to carry out building maintenance and repair, and help affected persons resolve difficulties arising from such works.
- (d) Mandatory management might be more important than mandatory building inspection. The Secretary for Home Affairs should, according to the hygiene or public safety conditions of an old building, exercise the power under the Building Management Ordinance (Cap. 344) and require a building to set up an OC, or appoint an administrator to exercise authority of an OC to manage the building. As some of the old buildings were usually situated along one street or in adjacent streets, a small district could be delineated within which the appointed administrator could undertake the management of the old buildings. Consideration might be given to appointing a non-profit-making or a non-governmental organization such as HKHS to be the administrator.
- (e) A building affairs tribunal should be set up to provide residents with an easy channel to address the conflicts concerning buildings management and maintenance issues. The Administration should establish a registration system for property management companies so as to ensure that they could provide quality professional management services and protect the interests of small property owners.
- (f) Loans for elderly people to effect building maintenance could be treated as a mortgage, and that a charge would be registered; the Administration could recover the loan when the properties were sold. Elderly home-owners would not need to incur immediate

cash payment. The Administration should waive the interest of the loans and allow a longer repayment period. Such measures would offer higher incentives for owners to carry out repairs and maintenance.

- (g) Simple guidelines should be developed to inform property owners of how a preliminary assessment of their buildings could be conducted. In case owners spotted any potential structural danger, BD should be informed immediately and professionals should be engaged to conduct inspections. The advisory service offered through the 10 Property Management Advisory Centres of HKHS was inadequate. More efforts should be made to explain to owners their rights and how repair works should be conducted through OCs.
- (h) Operation Building Bright should be expanded with increased funding, and that the scope should be extended to cover buildings with more than 400 households or those buildings without an OC but where 80% or more of the owners had agreed to take part. Any building aged 50 years or above and was issued a repair order should be included automatically in Operation Building Bright.
- (i) Room partitioning and water leakage were the key problems affecting building safety. Alteration of access and doors could also create safety hazards. As MBIS did not cover alteration works in the interior part of individual premises, other measures needed to be initiated to address the problems.
- (j) BD was only dealing with UBWs that posed imminent danger. Repair orders that were intended to rectify building defects took three to five years to execute. Records of UBWs should be computerized to facilitate monitoring of their removal. BD should computerize the information of the Hong Kong buildings conditions, and provide such information through the Internet, so that owners would avoid altering the structure of their buildings during renovation.
- (k) The Administration pledged to inspect some 4 000 old buildings within a month following the collapse incident in Ma Tau Wai. Inspections, however, only covered the external areas of the buildings. Some Members doubted if such approach would be thorough enough to detect any potential danger, as many

building safety problems were caused by internal alterations of individual premises. Query was raised as to whether the structural problems of a building could be detected without BD's inspectors entering individual units for investigation. The Administration should allocate sufficient resources to enable BD staff to inspect the interior structures of individual units, and that repair or removal works were carried out expeditiously.

- (l) While more old buildings were at risk of collapsing in districts such as Sham Shui Po, Yau Tsim Mong and Wan Chai, especially when large-scale works were carried out in the vicinity, the Administration should assess the impact of these works on building structures. As for buildings that were already in danger, the Administration should make arrangements for the affected owners and tenants to move out as soon as possible and address their housing needs.
- (m) The Administration should expedite registration of professionals to ensure effective monitoring of the professional parties involved in building inspections and repairs, and to ensure that they levy reasonable fees. It should also require owners to employ structural engineers to assess renovation works involving structural alteration before they were carried out. Failure or refusal to comply with an order issued by the Building Authority should be made a criminal offence.
- (n) The Administration should step up publicity and public education efforts to raise owners' awareness of building maintenance, supervision of renovation works and how alteration of major building structures should be prevented. The community should also be informed through various mass media channels of the potential dangers of erecting illegal structures, mounting UBWs on external walls and improper alterations of internal partitioning. At the district level, District Councils could help publicize the importance of building safety by raising awareness of the general public, and explain various kinds of building structures to the public in their districts, so as to prevent them from tampering with these structures in the course of their repairs or decoration works.

Deliberations of the Panel on Development and the Subcommittee on Building Safety and Related Issues in 2010 and 2011

12. The Panel discussed with the Administration on 23 February 2010 measures to address the safety concerns about the aging buildings spread over the territory. Members raised concerns on issues such as supervision of building maintenance and internal alteration works, enforcement against unauthorized building works, assistance to owners for undertaking building maintenance, and enhancing public awareness of building safety.

13. At a meeting on 27 April 2010, the Administration updated the Subcommittee on the latest development of the investigation and follow-up actions concerning the building collapse incident at 45J Ma Tau Wai Road and frameworks of proposed measures to enhance building safety. The Administration advised that the investigation into the collapse revealed that external forces damaged one of the supporting columns, which caused the incident. The nature of the external forces, responsibility and action against the liable party were still being followed-up. According to the Administration, flat subdivision, aging of building materials and deterioration of structural components did not cause the building collapse, but some external forces damaged a column (C13) and resulted in the incident. If forensic tests could be completed in time, the investigation into the nature of the external forces that contributed to the collapse would be completed in about a month. However, the full investigation report would not be released, as it would contain information that might affect possible prosecution action in future.

14. On 13 January 2011, the Administration briefed the Subcommittee on the details of the new package of measures to enhance building safety announced in the Chief Executive's 2010-2011 Policy Address (summarized in paragraphs 8 to 10 above).

15. The views and concerns of Panel and Subcommittee members expressed at the above meetings are summarized as follows --

General comments

- (a) The Administration should regard the enhancement of building safety as one of its priority policy areas. In enhancing building safety, the Administration should accord a higher priority to the problems of water seepage, UBWs and subdivided building units.

- (b) UBWs and interior alteration works could cause building defects. As BD accorded priority to clearing UBWs that posed imminent danger, it might take several years before any action was taken for certain UBWs. The policy would only encourage proliferation of UBWs.

The Administration's resources

- (c) A far more vigorous approach taken by the Administration towards UBWs might lead to substantial increase in BD's workload. The Administration should plan ahead manpower and resources requirements.
- (d) BD would need to conduct more building inspections when the mandatory inspection schemes were implemented. BD's establishment should be expanded to cope with the increasing workload. Contract staff possessing relevant expertise and experience should be retained because they could contribute to promoting building safety.
- (e) The Administration should enlist sufficient support of legal professionals to deal with legal issues relating to UBWs which might crop up from time to time.

Building management

- (f) It was desirable for one bureau to be responsible for policies on building management and building safety to achieve better work integration and coordination. Consideration should also be given to entrusting building management of individual or groups of old buildings to non-governmental organizations.
- (g) Formation of OCs or owners' committees should be made mandatory for all new buildings and if it was not practical to engage a management company for a building, one company, possibly with the assistance of HKHS, might be engaged to undertake the management of buildings in the whole street block.

Support and assistance to flat owners

- (h) The Administration should be more flexible in helping aged buildings with no OCs in carrying out repair and maintenance works.

Publicity and public education

- (i) As more statutory orders for building maintenance were expected to be issued in future, the Administration should take publicity measures targeted at property owners to remind them that they should engage professionals and registered contractors to carry out building maintenance works.

Investigation of the building collapse incident

- (j) If BD's three-month investigation of the building collapse incident at Ma Tau Wai Road, up to April 2010, could not determine the external forces that caused the collapse, the public could hardly be assured of the safety of the 4 000 buildings inspected by BD (paragraph 4 above refers) within one month.
- (k) Although the Administration had dismissed that flat subdivision had caused the collapse, the public were concerned about the impact of flat subdivision on building safety.

Other concerns

- (l) Piling and other construction works among old building clusters would increase. A Panel member was concerned about the extent to which old buildings could survive the vibration, and whether BD had imposed safeguards on piling activities to protect old buildings from damage.
- (m) Safeguards should be put in place to ensure that the works to be carried out in compliance with statutory orders issued under BO were safe.
- (n) In order to eliminate corruptions and malpractices during the tender process, there was a pressing need to regulate building consultants in repair works supported by Operation Building Bright.

- (o) The Administration should keep a record of new advertisement signboards on buildings' external walls, and that their installation should only be approved with the consent of the respective OCs.
- (p) With the concern that it might lead to strong resistance and repercussion in the community, some members expressed reservation towards the Administration's proposal to bring in the "Singaporean Model" which would require the owner of the upper floor to prove that he/she was not responsible for the water seepage affecting the lower floor.
- (q) Since vigorous enforcement might lead to undesirable repercussion in the community, the Administration should be flexible with its enforcement actions. With the help of qualified professionals, consideration should be given to "legalize" long-existing UBWs through registration.

Re-organization of the Buildings Department

16. On 11 May 2011, the Administration briefed the Subcommittee on two proposals. One was to re-organize BD with effect from 1 July 2011 for implementation of a new package of measures to enhance building safety. The re-organization involved the creation of "dual-grade" positions of the Building Surveyor and Structural Engineers grades, offset by "single-grade" positions, at directorate level for steering the work of different divisions of the re-organized BD, and the adoption of the "Building Coordinators" approach. The other proposal was to consolidate the various financial schemes for building maintenance and repair administered by HKHS, URA and BD. The proposal on re-organization of BD was also discussed at the Establishment Subcommittee ("ESC") and the Finance Committee ("FC") on 8 June 2011 and 24 June 2011 respectively. While this proposal was supported by the Subcommittee, ESC and FC in general, members did express different concerns, one being the possible conflicts in respect of career development between the Structural Engineer and Building Surveyor grades triggered off by the creation of "dual-grade" directorate positions. Some members were worried that this might adversely affect the work of BD in future. Other members queried the feasibility of the "Building Coordinators" approach, which would enable a single section within BD to handle all general building safety problems, including handling complaints and taking general enforcement against building dilapidation and different types of UBWs, for the same building. Members also expressed concern about the long-standing problems associated with UBWs and subdivision of flats. There were also concerns as to whether BD would be provided with

adequate manpower to cope with the increased workload arising from enhanced enforcement actions against UBWs and new building safety enhancement initiatives. Besides, there were views that the Administration should deal with building owners involved in UBW cases in urban areas and villages in the New Territories in the same way.

Recent development

17. On 16 August 2011, the Coroner's Court returned the verdict on the death of four people during the building collapse incident at 45J, Ma Tau Wai Road, declaring the deaths of the four people as accidental. In a press release issued by BD on the same day, BD responded that it respected the verdict and would seriously consider the recommendations in the verdict. The spokesman of BD added that it was the owners' basic responsibility, which they could not shirk, to maintain the safety of their properties. BD called on them to regularly inspect and repair their buildings to ensure their safety and stability. A copy of the press release is in **Appendix I**.

18. The Subcommittee will be meeting with the Administration on 26 August 2011 to follow up building safety issues relating to the building collapse incident.

Relevant papers

19. A list of relevant papers with hyperlinks is in **Appendix II**.

Press Release of the Buildings Department issued on 16 August 2011

BD responds to Coroner's verdict

The Coroner's Court today (August 16) returned the verdict on the death of four people during the collapse of a building at 45J Ma Tau Wai Road in January last year. The Buildings Department (BD) conveys its deepest condolences again to the relatives of the victims. The department respects the verdict and will seriously consider the recommendations in the verdict.

"We have always attached great importance to building safety. Both our building surveyors and structural engineers are competent professionals with the required professional qualifications and ample experience. They will continue to enhance building safety in Hong Kong with unfailing efforts," the BD spokesman stressed.

"It is the owners' basic responsibility, which they cannot shirk, to maintain the safety of their properties. We call on them to regularly inspect and repair their buildings to ensure their safety and stability. This would also reduce maintenance costs in the long run. Property owners should comply with the repair or removal orders issued by the BD as early as possible. They should engage registered professionals and registered contractors to carry out the necessary works to ensure building safety," the spokesman added.

The spokesman said that when conducting an inspection according to the established procedures, in addition to inspecting the structural members such as columns and beams, the BD staff would inspect other conditions and defects of the building. They would also follow up on the case in accordance with their professional judgment, the relevant enforcement policy and the provisions of the Buildings Ordinance. This includes the issuance of advisory letters and repair orders. The BD would actively follow up on these orders and make sure that the respective property owners would repair their buildings properly.

To further enhance building safety in Hong Kong in the long run, the Administration has, last October, announced plans to adopt a package of new measures in a multi-pronged approach. The measures cover four major

aspects: legislation, enforcement, support and assistance to owners, and publicity and public education.

The BD has embarked on a number of large-scale operations starting in 2011-12, including the inspection of dilapidated buildings. The annual target of such inspections is 500 buildings. In addition, the Minor Works Control System (MWCS), which has come into operation since the end of last year, provides a lawful, simple, safe and convenient means for owners to carry out small-scale building works including common building repair works and removal works of unauthorised building structures. The BD will closely monitor the progress of the implementation of the MWCS. The Mandatory Building Inspection Scheme (MBIS), the legislation for which has been passed by the Legislative Council, would also help to ensure that owners of old buildings regularly inspect and repair their properties. The Administration is preparing the relevant subsidiary legislation, to be tabled at the Legislative Council for scrutiny shortly with a view to implementing the MBIS as soon as possible.

The BD will continue to promote the culture of building safety. This is to motivate owners to proactively maintain their properties, comply with the requirements of the law and engage qualified registered practitioners to conduct the necessary repair and maintenance works. Appropriate technical and financial assistance will also be provided to the property owners in need.

Ends/Tuesday, August 16, 2011

Building safety**List of relevant papers**

Council/Committee	Date of meeting	Paper
Council	3 and 4 February 2010	<p>(Adjournment debate on the collapse of the building at Ma Tau Wai Road on 29 January 2010 and how to enhance the safety of old buildings immediately to prevent the recurrence of similar tragedies)</p> <p>Hansard (pages 241 to 325) http://www.legco.gov.hk/yr09-10/english/counmtg/hansard/cm0203-translate-e.pdf</p> <p>Hansard (pages 5 to 38) http://www.legco.gov.hk/yr09-10/english/counmtg/hansard/cm0204-translate-e.pdf</p>
Panel on Development	23 February 2010	<p>Administration's paper on building safety (LC Paper No. CB(1)1157/09-10(05)) http://www.legco.gov.hk/yr09-10/english/panels/dev/papers/dev0223cb1-1157-5-e.pdf</p> <p>Fact sheet on "A summary of local press reports on building safety concerns arising from the collapse incident at Ma Tau Wai Road from 30 January to 19 February 2010" prepared by the Research and Library Services Division http://www.legco.gov.hk/yr09-10/chinese/sec/library/0910fs11-c.pdf</p>

Council/Committee	Date of meeting	Paper
		<p>Minutes of meeting (LC Paper No. CB(1)1712/09-10) http://legco.gov.hk/yr09-10/english/panels/dev/minutes/dev20100223.pdf</p>
<p>Subcommittee on Building Safety and Related Issues</p>	<p>27 April 2011</p>	<p>Administration's paper on building safety concerns and enhancement measures related to the Ma Tau Wai collapse incident (LC Paper No. CB(1)1685/09-10(01)) http://legco.gov.hk/yr09-10/english/panels/dev/dev_bs/papers/dev_bs0427cb1-1685-1-e.pdf</p> <p>Administration's report on the collapse of the building at 45J Ma Tau Wai Road, To Kwa Wan, Kowloon -- K.I.L. 8627 on 29 January 2010 (LC Paper No. CB(1)1716/09-10(01)) http://legco.gov.hk/yr09-10/english/panels/dev/dev_bs/papers/dev_bs0427cb1-1716-1-e.pdf</p> <p>Administration's paper on report on the inspection of buildings aged 50 or above (LC Paper No. CB(1)1716/09-10(02)) http://legco.gov.hk/yr09-10/english/panels/dev/dev_bs/papers/dev_bs0427cb1-1716-2-e.pdf</p> <p>Minutes of meeting (LC Paper No. CB(1)2314/09-10) http://legco.gov.hk/yr09-10/english/panels/dev/dev_bs/minutes/bs20100427.pdf</p>
<p>Subcommittee on Building Safety and Related Issues</p>	<p>13 January 2011</p>	<p>Administration's paper on measures to enhance building safety in Hong Kong (LC Paper No. CB(1)681/10-11(01)) http://www.legco.gov.hk/yr10-11/english/panels/dev/dev_bs/papers/dev_bs0113cb1-681-1-e.pdf</p> <p>Minutes of meeting (LC Paper No. CB(1)1949/10-11) http://www.legco.gov.hk/yr10-11/english/panels/dev/dev_bs/minutes/bs20110113.pdf</p>

Council/Committee	Date of meeting	Paper
Subcommittee on Building Safety and Related Issues	11 May 2011	<p>Administration's paper on re-organization of Buildings Department for implementation of package of measures to enhance building safety (LC Paper No. CB(1)2087/10-11(01)) http://www.legco.gov.hk/yr10-11/english/panels/dev/dev_bs/papers/dev_bs0511cb1-2087-1-e.pdf</p> <p>Administration's paper on consolidation of financial assistance schemes for building maintenance and repair (LC Paper No. CB(1)2087/10-11(02)) http://www.legco.gov.hk/yr10-11/english/panels/dev/dev_bs/papers/dev_bs0511cb1-2087-2-e.pdf</p>
Establishment Subcommittee	8 June 2011	<p>Administration's paper on Proposed creation of one supernumerary bi-disciplinary post of Government Building Surveyor/Government Structural Engineer (D2) in the Buildings Department from 1 July 2011 up to 31 March 2014 to head the new Mandatory Building Inspection Division; conversion of one permanent post of Government Building Surveyor (D2) from single-disciplinary to bi-disciplinary to head the new Corporate Services Division, and revision and realignment of duties and responsibilities among some other directorate posts in the Department with effect from 1 July 2011; and conversion of one permanent post of Chief Structural Engineer (D1) from single-disciplinary to bi-disciplinary to head the new Minor Works and Signboard Control Section with effect from 6 December 2011 (EC(2011-12)5) http://www.legco.gov.hk/yr10-11/english/fc/esc/papers/e11-05e.pdf</p> <p>Minutes of meeting (LC Paper No. ESC50/10-11)) http://www.legco.gov.hk/yr10-11/english/fc/esc/minutes/esc20110608.pdf</p>

Council/Committee	Date of meeting	Paper
Finance Committee	24 June 2011	Administration's paper on recommendation of the Establishment Subcommittee made on 8 June 2011 (FCR(2011-12)29) http://www.legco.gov.hk/yr10-11/english/fc/fc/papers/f11-29e.pdf