

香港特別行政區政府

The Government of the Hong Kong Special Administrative Region

發展局

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Clerk to Panel on Development
Legislative Council
1 Legislative Council Road
Central
Hong Kong
(Attn: Ms Sharon Chung)

15 January 2014

Dear Ms Chung,

**Request for Discussion on the Dangerous Building on Kai Ming Street and
the Results of Territory-wide Inspection of Old Buildings**

I refer to your email to the Development Bureau on 24 December 2013 referring to us a letter from Hon Wong Kwok-hing to the Chairman of the Legislative Council Panel on Development regarding the captioned matter. A consolidated response from the Development Bureau, the Buildings Department (BD) and the Urban Renewal Authority (URA) to the two issues raised in the letter is set out below.

“Demand-led” Redevelopment Project by URA

Hon Wong Kwok-hing pointed out that URA’s demand-led project at Nos. 41-51 (odd numbers), Kai Ming Street, To Kwa Wan, would set a precedent such that owners of old buildings might wish to pursue the sale of old buildings under the Demand-led Redevelopment Project Pilot Scheme (Demand-led Scheme) which will thus delay the repair works for their buildings. Having consulted URA, we set out the information as follows.

The redevelopment project at Nos. 41-51 (odd numbers), Kai Ming Street, To Kwa Wan, is one of the projects selected by URA from the third round of its Demand-led Scheme under its 2014/15 Business Plan. The original plan of URA was to commence these selected projects in the 2014/15 financial year.

According to the third round of URA's Demand-led Scheme, the projects applied must fulfill the following requirements -

1. Applications must be jointly submitted by owner-applicants owning not less than 67% of the undivided shares in each lot of the site(s) covered by the application;
2. In computing the required percentage of undivided shares, if there is any owner owning not less than 20% of the undivided shares of a lot, the concerned owner must be one of the owner-applicants;
3. The total site area under application should be larger than 400 square metres. URA will not consider applications of sites of smaller areas, unless there are special needs or that the application site can be merged with its adjoining site(s) for joint redevelopment.
4. The conditions of all the buildings in the site(s) under application must be classified as "poor" or "varied" according to URA's Building Conditions Survey.

Upon receipt of the applications, a dedicated panel under the URA Board had assessed those applications which fulfilled the above requirements and had selected those few projects with the highest score for inclusion in URA's 2014/15 Business Plan. The Kai Ming Street project is one of the highest-scoring projects fulfilling the above requirements.

URA has stressed that the selection and commencement of the Kai Ming Street project has been processed strictly in accordance with the framework of the URA's Demand-led Scheme. The project fulfills all the above application requirements and has been selected for inclusion in URA's 2014/15 Business Plan after assessment. It is only due to the special circumstances of the project that URA has advanced its commencement by several months. URA considers that it is rare for the BD to issue demolition orders to numerous buildings on Kai Ming Street within such a short time. It reflects the seriousness of building dilapidation which may prejudice public safety. URA is of the view that the special circumstances warrant an early commencement of the project, which was already included in the 2014/15 financial year.

As it is URA's prerogative to select projects for implementation under the Demand-led Scheme and it will conduct review of the scheme from time to time, and that the commencement of the Kai Ming Street project was advanced only for several months, URA does not foresee any real risk of the Kai Ming Street project setting a precedent.

The Results of the BD's Territory-wide Inspection of Old Buildings after the Building Collapse Incident on Ma Tau Wai Road

Subsequent to the building collapse incident on Ma Tau Wai Road in

January 2010, the BD immediately conducted a territory-wide operation to inspect 4,011 buildings aged 50 years or above to ascertain the structural safety of these buildings. The whole operation was completed in end February 2010. The BD announced on 26 April 2010 the results of the operation at a media briefing, and had submitted the relevant report to the Subcommittee on Building Safety and Related Matters under the Legislative Council Panel on Development (the reference number of the Legislative Council document is CB(1)1716/09-10(02)). The report was discussed at the Subcommittee at its meeting on 27 April 2010, and was uploaded onto the BD's website.

Based on the findings from the special inspection operation targeting at old buildings, these buildings were structurally safe in general. Amongst them, two buildings located in the Kowloon City district required emergency remedial works by government contractors. In addition, 1,030 buildings were found to exhibit different extent of defects which might warrant the issuance of repair or investigation orders. The conditions of the remaining buildings were generally acceptable.

The BD then followed up by writing to the owners of the 4,011 buildings concerned to inform them of the inspection findings and reminded them of the need for timely maintenance of their buildings. Pursuant to the Buildings Ordinance, the BD had issued a total of 1,233 repair orders and 257 investigation orders, requiring the owners concerned to repair or investigate the properties concerned. Up to 31 December 2013, 746 repair and 166 investigation orders had not yet been complied. Some of these buildings were included as target buildings under the Operation Building Bright, involving 640 repair orders and 69 investigation orders. These buildings are undergoing different stages of repair works for complying with the orders concerned. The BD will continue to follow up all repair and investigation orders until all the works required under the orders had been completed.

Yours sincerely,



(Miss Irene CHEUNG)
for Secretary for Development

c.c.

Buildings Department	(Attn: Mr TC Cheung)
Urban Renewal Authority	(Attn: Ms Iris Tam)