

(Translation)

**Motion on
“Stepping up regulation on the repair
and maintenance works of private buildings”
moved by Hon Tony TSE
at the Council meeting of 10 June 2015**

**Motion as amended by Hon KWOK Wai-keung, Hon CHAN Hak-kan and
Hon WU Chi-wai**

That the housing problem has always been of major concern to society; at present, the inadequate supply of developable land and newly constructed residential housing in Hong Kong has subjected many people to heavy housing pressure, and the situation is expected to persist in the near future; in addition to the need to expeditiously increase the supply of land and residential housing by the Government, developers and other public or non-profit-making organizations, the Government should encourage people to step up the repair, maintenance and management of buildings to prolong their useful life; the various building maintenance programmes introduced by the Government in recent years, including the Mandatory Building Inspection Scheme, have led to a significant increase in the amount of building repair and maintenance works; yet, the designs of quite a number of buildings have not taken into account the feasibility and safety of future building repair and maintenance works, which directly increase the risk of industrial accidents, and the varying standards of building repair and maintenance service providers at present have rendered some property owners suffering monetary and other unnecessary losses; in this connection, this Council urges the Government to step up regulation on the repair and maintenance works of private buildings, including adopting effective measures to provide appropriate assistance to property owners, owners' corporations and the building repair and maintenance sector, so that the public can receive professional building repair and maintenance services which are of good quality and value-for-money; the Government should also face up to the issue of erecting safety installations for repair and maintenance works on external walls of buildings, so as to strengthen protection for construction workers' occupational safety; in order to encourage and support people to step up the repair, maintenance and management of buildings, the Government should introduce the following specific measures:

- (1) to create a commissioner for management of old buildings to co-ordinate the repair, maintenance and management of private buildings;

- (2) to actively assist owners of old buildings in organizing owners' corporations or hiring management companies to resolve building management and repair problems;
- (3) to set up an 'information database of building repair costs' and expeditiously implement the Competition Ordinance, so as to combat bid-rigging activities on building repair and maintenance;
- (4) to provide resources for the Hong Kong Housing Society and the Urban Renewal Authority to enhance their technical and legal support services on building repair for property owners or owners' corporations;
- (5) to further streamline the application procedure for the Integrated Building Maintenance Assistance Scheme;
- (6) to set up a 'building affairs tribunal' to resolve the existing problems of lengthy time required for handling building management disputes and expensive legal costs, etc.;
- (7) to provide financial and technical supports for property owners who have practical difficulties in compliance with the Fire Safety (Buildings) Ordinance to have fire service equipment and installations such as water tanks and hose reel systems, etc., in their buildings;
- (8) to allocate more resources to remove abandoned signboards on external walls of buildings and combat acts of overhanging signboards from external walls of buildings without prior permission; and
- (9) to launch a third round of the Operation Building Bright;
- (10) to step up law enforcement to combat bid-rigging syndicates;
- (11) to provide small property owners with appropriate and professional support;
- (12) to enhance public education to give publicity to the perils of bid-rigging; and
- (13) to set up a 'building repair works authority' to regulate the service quality of building repair and maintenance service providers.