



OUR REF : HD3-8/SC/Window-8/3
YOUR REF: CB1/PL/HG

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29 March 2016

Clerk to the Panel
(Attn: Mr Derek LO)
Panel on Housing
Legislative Council Complex
1 Legislative Council Road
Central
Hong Kong

Dear Mr LO,

Panel on Housing

**Joint letter from Hon Alice MAK Mei-kuen and Hon KWOK Wai Keung
on safety of windows in public rental housing units**

Thank you for your letter of 22 December 2015 to Secretary for Transport and Housing regarding the captioned. I am authorized to reply as follows.

As the owner of Public Rental Housing (PRH) flats, the Hong Kong Housing Authority (HKHA) is very concerned about building safety with window safety in particular. We have policies and measures in place to ensure window safety in PRH.

The Housing Department (HD) as the executive arm of the HKHA will deploy In-flat Inspection Ambassadors and maintenance contractors to inspect and repair windows of PRH units through the Total Maintenance Scheme (TMS) every 5 to 10 years. In addition to the above-mentioned periodic programme, preventive window maintenance or replacement works would be carried out in individual estates on a need basis. Furthermore, in case tenants identify any window problem, they may report to the estate office. The case will be promptly handled under Responsive In-flat Maintenance Services (RIMS).

With the implementation of the Mandatory Window Inspection Scheme (MWIS) in those HKHA's buildings that are subject to the Buildings Ordinance (BO) (i.e. the buildings that have been sold by the HKHA including all buildings in Tenant Purchase Scheme (TPS) Estates and PRH Estates with retail and carparking premises divested), the HKHA will engage, in accordance with the BO, Qualified Persons under MWIS to conduct prescribed window inspections and supervise prescribed window repairs for all PRH units of the target buildings selected by the Independent Checking Unit, Office of the Permanent Secretary for Transport and Housing (Housing).

Estates offices have been posting notices at ground floor lobbies of domestic blocks every six months to remind tenants to check and maintain the windows regularly, with photos of common window defects for reference. Tenants are advised to, if necessary, close and secure defective windows and notify the estate office for follow-up actions. Furthermore, if improper use of windows is found during routine patrols, such as using as drying racks, estate staff will give immediate advice to the tenant concerned.

Lastly, the subject matter would also be included in the TMS progress report to be submitted to the Panel in June 2016.

Yours sincerely,



(Oliver Y.K. CHAN)

Chief Manager/Management (Project Management)