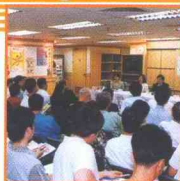


An Introduction to the Co-ordinated Maintenance of Buildings Scheme



努力不懈 突破目標
We Go the Extra Mile



Introduction

1. Since November 2000, the Buildings Department (BD), in association with six other government departments, including the Home Affairs Department (HAD), Fire Services Department, Electrical and Mechanical Services Department, Food and Environmental Hygiene Department, Water Supplies Department and Environmental Protection Department, has launched a Co-ordinated Maintenance of Buildings Scheme (CMBS) in various districts throughout Hong Kong to assist building owners and owners' corporations (OCs) in pursuing a comprehensive building management and maintenance programme. From 2005 onward, the Hong Kong Housing Society (HKHS) which is a non-government organization is invited to provide free advice to the owners concerned.
2. BD will co-ordinate actions of these departments to ensure efficiency and cost-effectiveness, with minimal inconvenience to owners and OCs.



Background

3. The Building Management Ordinance specifies that the responsibility for keeping a building in good repair and safe condition rests with the building owners or OCs. The Ordinance was amended on 1 August 2000 to require that OCs should manage and maintain their buildings in accordance with the "Code of Practice on Building Management and Maintenance", issued under the Ordinance by the Secretary for Home Affairs. To enable building owners and OCs to effectively carry out such duties, BD and the participating departments have taken the initiative to join hands to provide assistance. This sets the scene for the CMBS.



Co-ordinated Maintenance of Buildings Scheme

4. Under CMBS, a designated BD officer will be assigned to act as the Building Co-ordinator for each of the target buildings. He will be responsible for -
 - (i) conducting, in association with other government departments, a survey of the target buildings and determining the scope and nature of improvement works required;
 - (ii) arranging, through the relevant District Office, a meeting with the building owners or OC to advise them of the results of the survey and explaining to them in detail the requisite maintenance and repair works, and the technical issues involved; and
 - (iii) initiating joint enforcement action with the other government departments should the building owners or OC not proceed with the required works within a reasonable period of time.

5. To further our assistance and facilitate the satisfactory completion of the improvement works, HAD will also advise building owners and OCs on management matters and proper OC operations in order to assist them in resolving management problems.

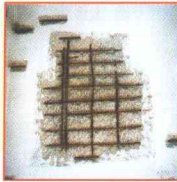
6. HKHS will assist building owners and OCs in co-ordinating the required repair and improvement works, and to assist building owners who are in need to apply for low-interest loans under the Building Safety Loan Scheme to fund the required improvement works.





Selection of target buildings

7. Residential and composite buildings will be targeted under CMBS. The selection criteria are outlined below:
 - (i) Buildings showing signs of dilapidation in the common areas (e.g., concrete spalling and cracking, defective external wall finishes, defective drainage, defective fire services installation, mal-functioning lift installation and sub-standard electrical wiring system, etc.)
 - (ii) Buildings with a large number of unauthorized building works on the external walls





Co-operation of Building Owners and OCs

8. Regular inspection and proper maintenance to ensure building safety are the responsibilities of building owners and OCs. In case of accidents arising from building dilapidation resulting in injury to any person, they may be held legally liable.
9. As BD and the participating departments have taken the initiative to assist owners in determining the required repair works, building owners and OCs should co-operate to improve their living environment.



10. Since repair and improvement works can sometimes be complex and must be carried out safely, building owners and OCs should appoint an Authorized Person (i.e. an architect, engineer or surveyor registered with the Building Authority) to manage and co-ordinate the required works; to arrange for invitation of tenders from Registered General Building Contractors; and to supervise the works to ensure that they are carried out in a safe manner and in compliance with regulations and Codes of Practice.

11. Registers of Authorized Persons and Registered General Building Contractors are available in BD (Address: 12/F Pioneer Centre, 750 Nathan Road, Mongkok, Kowloon, Hong Kong) for reference. Building owners and OCs can also download these registers from BD's internet homepage.



Conclusion

12. The ultimate aim of the CMBS is to encourage more and more building owners to take the initiative to maintain their buildings regularly. In so doing, building safety will be enhanced and the quality of life for people in Hong Kong will be improved.

Buildings Department
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