

**CONTROLLING OFFICER'S REPLY TO  
INITIAL WRITTEN QUESTION**

**DEVB(PL)124**

Question Serial No.

3208

Head: 82 Buildings Department                      Subhead (No. & title):

Programme:                      Buildings and Building Works

Controlling Officer:      Director of Buildings

Director of Bureau:      Secretary for Development

Question:

Among the buildings which were selected for the implementation of the Mandatory Building Inspection Scheme and the Mandatory Window Inspection Scheme, how many have carried out repair works in the past five years (2008-09, 2009-10, 2010-11, 2011-12, 2012-13)? Have any of these target buildings succeeded in getting exemption from the two schemes? If so, please provide the respective numbers of the two schemes.

Asked by: Hon. WU Chi-wai

Reply:

The Buildings Department (BD) has fully implemented the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS) since 30 June 2012. Following the issue of pre-notification letters to building owners, the BD started issuing statutory notices in the fourth quarter of 2012 for target buildings selected for the MWIS only, and in January 2013 for target buildings selected for both the MBIS and the MWIS.

The BD takes into account a number of factors in selecting target buildings for the MBIS and the MWIS, including their repair records. In general, if a building has undergone repair works in the common parts and on the external walls in recent years under the supervision of an Authorized Person, the BD will not select the building for the MBIS and the MWIS within a certain period after the completion of the repair works. However, a building having carried out repair works in recent years may still be selected for the MBIS and the MWIS if the BD has no record of the repair history of the building. In such cases, upon receipt of a pre-notification letter, owners may contact the BD to provide information about the recent repair works carried out. The BD will consider deferring the issue of statutory notices under the MBIS and the MWIS to these buildings on a case-by-case basis. The BD has not kept statistics on the number of cases where the BD deferred the issue of statutory notices under the MBIS and the MWIS upon request from owners who had received pre-notification letters.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013