

**CONTROLLING OFFICER'S REPLY****DEVB(PL)119****(Question Serial No. 1293)**

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (AU Choi-kai)

Director of Bureau: Secretary for Development

Question (Member Question No. 41):

As stated in the brief description of its programme, the Department "implemented the Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme (MWIS) in 1 576 and 3 943 buildings respectively". In this connection, will the Administration advise this Committee:

- (a) of the details of the buildings in Yuen Long District and Islands District covered by the schemes; and
- (b) of the progress of the MBIS and MWIS since their implementation and the response to the schemes so far; of the number of cases where owners failed to carry out building or window inspection as required or within the time limit; and whether the Administration would consider amending or reviewing the MBIS and MWIS?

Asked by: Hon. LEUNG Che-cheung

Reply:

- (a) The numbers of buildings targeted for prescribed building and window inspection under the Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme (MWIS) respectively in Yuen Long District and Islands District in 2013 are tabulated below:

<b>District</b>	<b>No. of target buildings subject to MBIS and MWIS concurrently</b>	<b>No. of target buildings subject to MWIS only</b>
Yuen Long	66	161
Islands	23	148

A list of the buildings issued with statutory notices is available on the Buildings Department (BD)'s website at [www.bd.gov.hk](http://www.bd.gov.hk).

- (b) Statistics on the progress of implementation of MBIS and MWIS as at 31 December 2013 are tabulated below:

	<b>Subject to MBIS and MWIS concurrently</b>	<b>Subject to MWIS only</b>
<b>No. of target buildings selected and issued with pre-notification letters</b>	2 525	4 241
<b>No. of target buildings issued with statutory notices</b>	1 240	1 038
	<b>MBIS Statutory Notices</b>	<b>MWIS Statutory Notices</b>
<b>No. of statutory notices issued</b>	14 359	121 945
<b>No. of notification of appointment of Registered Inspector/Qualified Person received</b>	411	25 216
<b>No. of certification of completion of prescribed inspection/repair received</b>	126	22 881
<b>No. of statutory notices where owners failed to carry out building or window inspection as required or within the time limit</b>	0*	20 925

- \* Given the longer specified timeframe for compliance of inspection and repair under a MBIS statutory notice, no statutory notice had yet to expire.

The original target was to select about 2 000 and 5 800 target buildings each year for implementation of MBIS and MWIS respectively. The estimated numbers of statutory notices to be issued in 2013 under the two schemes were 49 000 and 350 000 respectively. The planned progress was not achieved due to the exceptionally heavy workload associated with the implementation of the schemes and substantial efforts spent to attend to an overwhelming volume of public enquiries and requests for on-site briefing sessions from building owners and stakeholders at the initial stage of implementation. Having regard to the present progress and the general views in the community that the pace of implementation of the two schemes should be slowed down to give more time for building owners to understand the new requirements and get prepared, BD will adjust downwards the number of target buildings to be newly selected in 2014 to 1 000 for both schemes. Taking into account backlog cases and buildings to be newly selected, BD plans to issue statutory notices to about 1 800 and 3 300 target buildings in 2014 for implementation of MBIS and MWIS respectively (i.e. 1 800 buildings for implementation of MBIS and MWIS concurrently, and another 1 500 buildings for implementation of MWIS only). BD will review the progress and

implementation details of the two schemes from time to time in the light of experience gained and feedback from stakeholders and the community.