

CONTROLLING OFFICER'S REPLY

DEVB(PL)146

(Question Serial No. 1621)

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. 34):

Regarding "Operation Building Bright", please advise this Committee:

1. of the information of the 204 buildings aged 30 years or above on which the Department has carried out repairs works on behalf of the owners, including names and addresses of the buildings and the amount of grant for each project, broken down by the 18 districts; and
2. of the information of buildings aged 30 years or above on which the Department plans to carry out repairs works on behalf of the owners in 2014-15, including names and addresses of the buildings and the amount of grant for each project.

Asked by: Hon. WU Chi-wai

Reply:

Operation Building Bright (OBB) is a special one-off measure launched in 2009 amidst the financial tsunami. It aims to achieve the dual objectives of creating more job opportunities for the construction sector as well as improving building safety. There are two categories of buildings under OBB, namely Category 1 and Category 2 target buildings. Category 1 target buildings are those which owners' corporations (OCs) are prepared to carry out the repair works on a voluntary basis. The OCs of Category 1 target buildings have to apply for participating in OBB. Category 2 target buildings are those that have difficulties in co-ordinating the repair works, such as buildings without OCs. Owners of Category 2 target buildings do not need to apply for joining OBB but their buildings are selected for inclusion in OBB by the Steering Committee of OBB comprising representatives from the Buildings Department (BD), the Hong Kong Housing Society and the Urban Renewal Authority. Depending on the circumstances, BD will issue statutory repair orders to such buildings to effect the necessary repair works. If the owners of the buildings are unwilling or unable to conduct repair works by themselves, BD will arrange consultants and contractors to carry out the works for the owners in default. However, if the owners or OCs of the buildings are willing to organise repair works voluntarily, they could follow the approach for Category 1 target buildings to carry out repair works.

Our reply to the questions are set out below:

1. In 2013, BD had commenced repair works for 204 Category 2 target buildings. Since the requested details on names, addresses and amount of grant of the assisted buildings, etc. are information related to third parties, BD is not in a position to release such details without the prior consent of the building owners concerned. However, the distribution of these 204 target buildings according to their geographical district is provided below for reference:

District	Repair works for Category 2 target buildings commenced under OBB in 2013
Central & Western	6
Wan Chai	1
Eastern	4
Kwun Tong	3
Sham Shui Po	75
Yau Tsim Mong	44
Kowloon City	65
Tsuen Wan	1
Yuen Long	3
North	2
Total	204

Since the repair works of some of the buildings are yet to be completed, the cost of works is not finalised. Besides, the ultimate amount of grant for the Category 2 target buildings may vary and will depend on a number of factors such as the number of applications received for the grants for elderly owner-occupiers and the amount of grants involved, the number of building units based on documentary proofs such as deed of mutual covenants or the Land Registry records, etc. The average amount of fund earmarked for each of the 204 Category 2 target buildings is about \$200,000.

2. In 2014, BD targets to commence repair works for about 170 Category 2 target buildings under OBB. As the list of these Category 2 target buildings is not yet finalised, we are unable to provide the requested details at present.