

CONTROLLING OFFICER'S REPLY

DEVB(PL)084

(Question Serial No. 0422)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HUI Siu-wai)
Director of Bureau: Secretary for Development

Question:

1. In 2015-16, the Buildings Department will continue to implement the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS) concurrently, covering 650 buildings aged 30 years or above which require mandatory inspection and, if necessary, repair of the buildings and windows in 2015. In this connection, will the authorities inform this Committee:

- (1) of the total number of buildings required to undertake the MBIS or the MWIS in each of the past five years;
- (2) of the total number of buildings in the territory required to undertake the MBIS or the MWIS but have not done so to date; and
- (3) of the estimated expenditure involved in the work plan of 2015-16?

Asked by: Hon TIEN Pei-chun, James (Member Question No. 20)

Reply:

The Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme (MWIS) were fully implemented in June 2012. The MBIS and MWIS are applicable to all private buildings aged 30 years or above and 10 years or above respectively, except domestic buildings not exceeding three storeys in height. Each year, the BD will select a certain number of buildings meeting the criteria for implementation of the two schemes. The BD will first issue pre-notification letters to the building owners of the selected target buildings advising them to get prepared and plan ahead. In not less than six months and two months after the issue of pre-notification letters under the MBIS and MWIS respectively, the BD will issue statutory notices to the building owners requiring them to carry out a prescribed inspection and repair (if necessary) under the schemes. A building owner served with a statutory notice is required to appoint a registered inspector for MBIS or a qualified person for MWIS to carry out a prescribed inspection, and a registered contractor to carry out any prescribed repair works found necessary within the specified timeframes. The reply to the three-part question is set out below.

- (1) Statistics on the progress of implementation of the MBIS and MWIS as at 31 December 2014 are tabulated below:

	Subject to MBIS and MWIS concurrently				Subject to MWIS only			
	2012	2013	2014	Total	2012	2013	2014	Total
No. of target buildings selected and issued with pre-notification letters	949	1 576	1 018	3 543	1 874	2 367	0	4 241
No. of target buildings issued with statutory notices*	0	1 240	1 335	2 575	22	1 016	800	1 838

*The number of target buildings issued with statutory notices in a particular year does not necessarily correspond to the number of target buildings selected and issued with pre-notification letters in the same year.

- (2) We take it that this part of the question seeks information on all private buildings in the territory to which the MBIS and MWIS are applicable but not yet undertaken. As at 31 December 2014, in the territory, about 13 100 and 8 500 private buildings met the respective criteria for implementation of the MBIS and MWIS concurrently and implementation of the MWIS only but had yet to be issued with statutory notices.
- (3) In 2015-16, the implementation of the MBIS and MWIS will be carried out by the 110 professional and technical staff of the Mandatory Building Inspection Sections of the BD, and the expenditure to be incurred by the sections is estimated to be \$107 million.

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