

CONTROLLING OFFICER'S REPLY

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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:

What were the details of the implementation of the Mandatory Building Inspection Scheme and the Mandatory Window Inspection Scheme in the past three years? What were the manpower and expenditure involved?

Asked by: Dr Hon KWOK Ka-ki (Member Question No. 354)

Reply:

The implementation of the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS) commenced on 30 June 2012. The MBIS and the MWIS are applicable to all private buildings (except domestic buildings not exceeding three storeys in height) aged 30 years or above and ten years or above respectively.

The Buildings Department (BD) selects a certain number of target buildings each year under the schemes in consultation with stakeholders, taking into consideration factors such as the age of the buildings, the conditions and repair history of the buildings and windows, as well as the traffic and pedestrian flow around the buildings. 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 the MWIS respectively, the BD will issue statutory notices to the building owners requiring them to carry out the prescribed inspection and repair (if necessary) under the schemes. A building owner served with a statutory notice is required to appoint a registered inspector under the MBIS or a qualified person under the MWIS to carry out the prescribed inspection, and a registered contractor to carry out any prescribed repair works found necessary within the specified timeframes.

Statistics on the number of target buildings issued with statutory notices under the two schemes in the past three years are tabulated below –

	Under the MBIS and the MWIS concurrently			Under the MWIS only		
	2013	2014	2015	2013	2014	2015
No. of target buildings issued with statutory notices	1 240	1 335	755	1 016	800	1 461

The BD, in collaboration with relevant parties including the Hong Kong Housing Society and the Urban Renewal Authority, operates various financial and technical assistance schemes and implements other measures to support building owners in fulfilling their statutory responsibilities under the MBIS and the MWIS and carrying out building repair and maintenance works in general. At the same time, the BD will consider taking enforcement actions by issuing warning letters and instigating prosecutions against those building owners who, without reasonable excuse, fail to comply with the statutory notices.

Before 2014-15, the MBIS and the MWIS were implemented by 493 professional and technical staff of the two Existing Buildings Divisions and the Mandatory Building Inspection Sections (MBI Sections) of the BD as part of their overall duties to implement the BD's building safety and maintenance enforcement programme. We are not able to provide a breakdown of the manpower resources and expenditure involved solely for the implementation of the MBIS and the MWIS. From 2014-15 onwards, the MBIS and the MWIS have been implemented solely by the two MBI Sections. The manpower and expenditure involved in 2014-15 and 2015-16 are tabulated below –

Financial Year	No. of Professional and Technical Staff	Expenditure
2014-15	110	\$105 million
2015-16	126	\$112 million

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