

CONTROLLING OFFICER'S REPLY

DEVB(PL)092

(Question Serial No. 2826)

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

Question:

With regard to two items under Existing Buildings, namely mandatory building inspection notices issued and discharged respectively, both estimated numbers for 2020 have decreased substantially, with the former decreasing over 50% to an estimated 5 000 from 10 943 in 2018, and the latter to 9 000 from 12 519 in 2018. It is stated in the remarks that the decreases are due to reduction in the number of exterior projections and in the number of outstanding notices. With another reference to a Government reply [1] to members of the Legislative Council two years ago, it was expected that these types of notices would increase, and appropriate follow-up actions would be taken if additional manpower was required to handle these notices. Please inform this Committee that in the past two years:

- (a) what appropriate actions were taken by the Department?
- (b) what were the increased manpower and expenditure?
- (c) what are the manpower and expenditure that can be reduced in the Estimates for 2020 in response to the decreased workload at present? If no manpower or expenditure can be reduced under this condition, what are the value for money standards adopted by the management?

[1] [https://www.thb.gov.hk/eng/legislative/housing/expenditure/2018/THB\(H\)-2-e1.pdf](https://www.thb.gov.hk/eng/legislative/housing/expenditure/2018/THB(H)-2-e1.pdf)
(Reply Serial No. THB(H)014)

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 2005)

Reply:

- (a) & (b) The Mandatory Building Inspection Scheme (MBIS), which was introduced on 30 June 2012, covers all private buildings aged 30 years or above, except domestic buildings not exceeding three storeys in height. Under the current arrangement, the Independent Checking Unit (ICU) under the Office of the Permanent Secretary for Transport and Housing (Housing) is delegated with the authority from the Building Authority to implement the MBIS in accordance with the Buildings Ordinance with regard to buildings developed by the Hong Kong Housing Authority that have been sold or divested while the Buildings Department (BD) is responsible for implementing the MBIS in respect of all other private buildings. The previous Government reply quoted in the question is related to the work of ICU, and such work is not covered in the two performance indicators in the Director of Buildings' Controlling Officer's Report referred to in the question.
- (c) The decrease in the number of MBIS notices discharged from 2018 to 2020 under the purview of BD is due to the reduction in the number of outstanding notices as a result of continuous efforts to clear backlog in the last few years, as shown in the table below –

	As of end 2017	As of end 2019
Number of outstanding MBIS notices	39 883	36 757

As regards the projected decrease in the number of MBIS notice to be issued by BD in 2020, this is due to the anticipated reduction in the number of projections on the exteriors of target buildings requiring inspection by property owners under MBIS. In terms of target buildings to be served with MBIS notices by BD, it should be emphasised that the number is actually targeted to increase by 50% from 400 in 2019 to 600 in 2020. Further, with the stepping up of the implementation of Operation Building Bright 2.0 (OBB 2.0)^(Note), BD plans to proactively select 300 target buildings for inspection and repair as default works under OBB 2.0, representing an increase of 20% over 250 target buildings in 2019. With the increase in the number of target buildings and default works to be undertaken by BD, there will be increase in workload arising from the implementation of MBIS.

Note : To safeguard public safety from hazards caused by building neglect, the Government announced in October 2017 the OBB 2.0 to provide technical and financial assistance to eligible building owners for carrying out prescribed inspection and repair works under the MBIS.

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