

CONTROLLING OFFICER'S REPLY

DEVB(PL)042

(Question Serial No. 0790)

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

Question:

In one of the Matters Requiring Special Attention in 2022-23, the Government will, in collaboration with the Urban Renewal Authority, continue to implement the Building Drainage System Repair Subsidy Scheme to assist owners of old and dilapidated domestic buildings to repair and/or upgrade the drains of their buildings. Will the Government inform this Committee of the following:

1. Please provide a breakdown by District Council district of the numbers of eligible buildings under the scheme; among them, the respective numbers of Category 1 buildings and Category 2 buildings; the number of target buildings which have commenced repair works; the number of beneficiary households; and the details of the implementation timetable of the entire scheme;
2. When will the Government review the effectiveness of the scheme; will the Government consider providing additional resources to expand the scope of the scheme; and
3. What are the amount of resources and the staff establishment involved for implementation of the scheme?

Asked by: Hon LEE Wai-king, Starry (LegCo internal reference no.: 2)

Reply:

1. The Building Drainage System Repair Subsidy Scheme (DRS) was launched on 1 May 2021 at a commitment of \$1 billion. The Urban Renewal Authority (URA) is Government's partner in administration of the DRS.

There are two categories of buildings under the DRS. Category 1 buildings are those whose owners are willing and able to organise among themselves to take up the investigation and repair works. Category 2 buildings are those which have outstanding statutory orders for common drains but the owners concerned have difficulties in co-ordinating the requisite drainage investigation and repair works. The Buildings Department (BD) will proactively select Category 2 buildings on a risk basis and exercise its statutory power to carry out the required works in default of owners concerned. It is estimated that there are some 10 000 buildings eligible to join the DRS but we do not have such information broken down by District Council districts.

As of end December 2021, the number of eligible applications to join as Category 1 buildings, the Category 2 buildings selected by BD, and the Category 1 and Category 2 buildings with drainage investigation and repair works commenced by District Council districts are tabulated below –

District	Number of eligible Category 1 buildings applied		Number of eligible Category 2 buildings	
	Applied to URA for joining DRS	Drainage investigation or repair works commenced	Selected by BD	Drainage investigation or repair works commenced
Central & Western	54	16	40	17
Eastern	33	8	22	4
Islands	0	0	0	0
Kowloon City	56	7	58	19
Kwai Tsing	12	4	3	0
Kwun Tong	29	7	16	4
North	1	0	3	2
Sai Kung	0	0	0	0
Sha Tin	7	5	0	0
Sham Shui Po	91	30	63	38
Southern	6	2	4	1
Tai Po	4	0	2	1
Tsuen Wan	15	5	37	12

District	Number of eligible Category 1 buildings applied		Number of eligible Category 2 buildings	
	Applied to URA for joining DRS	Drainage investigation or repair works commenced	Selected by BD	Drainage investigation or repair works commenced
Tuen Mun	11	9	3	1
Wan Chai	35	12	22	7
Wong Tai Sin	11	1	7	3
Yau Tsim Mong	107	36	105	50
Yuen Long	33	9	6	2
Total	505	151⁽¹⁾	391	161⁽²⁾

Note ⁽¹⁾: About 9 800 domestic units are involved in the 151 Category 1 buildings.

Note ⁽²⁾: About 6 200 domestic units are involved in the 161 Category 2 buildings.

- The Government will review the effectiveness, resources and scope of the DRS at an appropriate juncture upon more experience is gained from implementation of the scheme.
- As the Government's partner in implementing DRS, the URA is responsible for administering the scheme under the "all-in-one" Integrated Building Rehabilitation Assistance Scheme and absorbs the associated administrative cost with its own resources. URA is unable to provide a separate breakdown of the expenditure and manpower incurred solely for administering the DRS.

Under DRS, BD will exercise its statutory power to carry out the works in default of owners by mobilising its default works consultants and government contractors and seek to recover the cost from them afterwards. Such owners could also benefit from the DRS. To this end, some \$50 million out of the \$1 billion earmarked for DRS has been set aside for BD to procure services for a period of six years from 2021-22 to assist in the administration of the default works.

The Buildings Unit of the Development Bureau (DEVB) oversees the implementation of DRS as part of its overall portfolio. DEVB is unable to provide a breakdown of the manpower resources deployed solely for this scheme.