

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)081**

**(Question Serial No. 0644)**

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:

The Government has commenced the amendment to drainage-related regulations under the Buildings Ordinance (Cap. 123). Has the Government increased the provision for the expenditure and manpower to inform the industry, property owners and relevant stakeholders about the changes on construction standards, and to assist property owners to carry out repair works for old drainage systems? If yes, what are the details? If no, what are the reasons?

Asked by: Hon SHIU Ka-fai (LegCo internal reference no.: 11)

Reply:

The proposed legislative amendments will modernise the existing Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations (Cap. 123I) by making a new Building (Drainage) Regulation (New Regulation) with up-to-date and enhanced standards for the design and construction of drainage systems. Some of these proposed enhanced standards have been implemented since April 2021 through administrative means with positive feedback from the trade. The consultation and publicity work in connection with the legislative amendments is part of the overall duties of the Buildings Department (BD) and there is no increase in expenditure and manpower for such work.

The New Regulation will apply to new building developments and alteration and addition works in existing buildings. Simple repair of drainage systems in existing buildings is not subject to the New Regulation. Nevertheless, the Government has implemented the "Building Drainage System Repair Subsidy Scheme" (DRS) at a commitment of \$1 billion since May 2021 with an aim to assist building owners in repairing and/or upgrading the existing drainage systems of their buildings.

Under the DRS, there are two categories of buildings. Category 1 buildings are those with owners who are willing and able to organise among themselves to take up the investigation and repair works of their drainage systems. Such works will be subsidised under the DRS.

Category 2 buildings are those which have outstanding statutory orders for common drains and/or outstanding notices under the Mandatory Building Inspection Scheme for common areas but the owners concerned have difficulties in co-ordinating the requisite drainage investigation and repair works. BD proactively selects Category 2 buildings on a risk basis and exercises its statutory power to carry out the required works in default of owners concerned. 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.

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