



Rehabilitation

Color clusters of rehabilitated buildings in Tsuen Wan.

Under the new URS, rehabilitation is one of the URA's two core businesses.

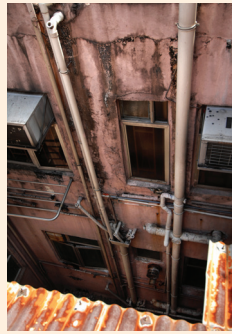
During 2011/12, the URA has intensified its rehabilitation efforts through Operation Building Bright (OBB) and the Integrated Building Maintenance Assistance Scheme (IBMAS). As in previous years, these efforts have garnered positive feedback from property owners and residents who have benefited from the various schemes.

Operation Building Bright

The Government's OBB programme is a one-off special operation to create more employment opportunities for the construction sector and to promote building safety. The URA has given full support to the programme since it began in 2009. Up until the end of March 2012, the URA had provided financial and technical assistance to around 1,336 buildings, comprising around 62,000 units. In 2011/12, the URA had assisted the rehabilitation of an estimated 280 buildings or about 11,900 units out of an approximate 1,336 buildings within the URA's Rehabilitation Scheme Areas (RSAs). It is expected that the OBB programme will take two or three more years to complete.



(from left) URA Chairman Mr Barry Cheung, Secretary for Development Mrs Carrie Lam and HKHS Chairman Mr Yeung Ka-sing officiate at the 3rd anniversary ceremony of Operation Building Bright.



Tsui Yuen Mansion in Yau Ma Tei before and after rehabilitation.



Society (HKHS) to promote and facilitate better building maintenance, have all been amalgamated into a single “Integrated Building Maintenance Assistance Scheme” (IBMAS). The IBMAS adopts the same set of application criteria and provides the same subsidies and assistance provided by all these schemes to all multiple-owned private domestic or composite buildings in Hong Kong.

Integrated Building Maintenance Assistance Scheme

Since 2004, the URA has been assisting owners in rehabilitating their buildings under its Materials Incentive Scheme and Loan Scheme, with a total of about 550 buildings or 44,000 units assisted up to the end of March 2011. From 1 April 2011, these schemes, together with those operated by the Hong Kong Housing



The new look of Wa Fung Mansion in Kwun Tong after rehabilitation.

Through a single set of application forms, owners can also apply for the Government funded Building Maintenance Grant Scheme for Elderly Owners operated by the HKHS and the Building Safety Loan Scheme operated by the Buildings Department. Regular IBMAS coordination meetings are held between the URA and HKHS. As at 31 March 2012, 558 applications had been received under the IBMAS, of which 139 were within the URA's RSAs. Of these 139, 94 had been handled with assistance provided.

Expansion of the URA's Rehabilitation Coverage

The URA will progressively take over the rehabilitation work from the HKHS by assuming these responsibilities in Kowloon in 2013, and then the whole territory by 2015. This expansion will take URA's rehabilitation work beyond its existing RSAs and to this end, the



Inspection of building condition by URA staff.

URA has devised an initial strategy to cope with the expanded geographical coverage including the recruitment of additional manpower and the setting up of new offices as appropriate.

Mandatory Building Inspection Scheme

The Buildings Department launched the Mandatory Building Inspection Scheme (MBIS) in June 2012 requiring owners to regularly inspect and repair their buildings in the interests of safety. Following extensive preparation work in 2011/12, the URA will participate in the implementation of MBIS by subsidising the full cost of the first building inspection fee, subject to a cap, to owners of eligible buildings located in the URA's RSAs who have received the Inspection Notice issued by the Buildings Department. Upon request, the URA will also offer a range of technical support and advice to owners in need who wish to organise inspections and repair works for compliance with the statutory requirements. Provision has been made by the URA to subsidise about 270 buildings or 8,640 units in 2012/13.

