

Rehabilitation



Rehabilitated buildings in Tai Kok Tsui.

Rehabilitation is one of the URA's two core businesses.

During 2012-13, the URA has continued its rehabilitation efforts through Operation Building Bright (OBB) and the Integrated Building Maintenance Assistance Scheme (IBMAS). In addition, technical and financial assistance to building owners have also been offered under the Mandatory Building Inspection Subsidy Scheme (MBISS). The various schemes remain very popular.

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 which at the same time has raised owners' awareness of the need for rehabilitation.

The URA has given full support to the Government's OBB programme since it began in 2009. At the end of 2012/13, 830 buildings (around 31,600 units) out of the 1,450 target buildings within the URA's Rehabilitation Scheme Areas (RSAs) had either been rehabilitated or rehabilitation works were nearly complete. Through conscientious efforts and collaboration with the ICAC and the HKHS, guidelines and procedures have also been published and implemented to tighten requirements on service providers in the building renovation industry aimed at mitigating malpractices and promoting public education.



The seminar on Integrated Building Maintenance Assistance Scheme is well received by the owners.

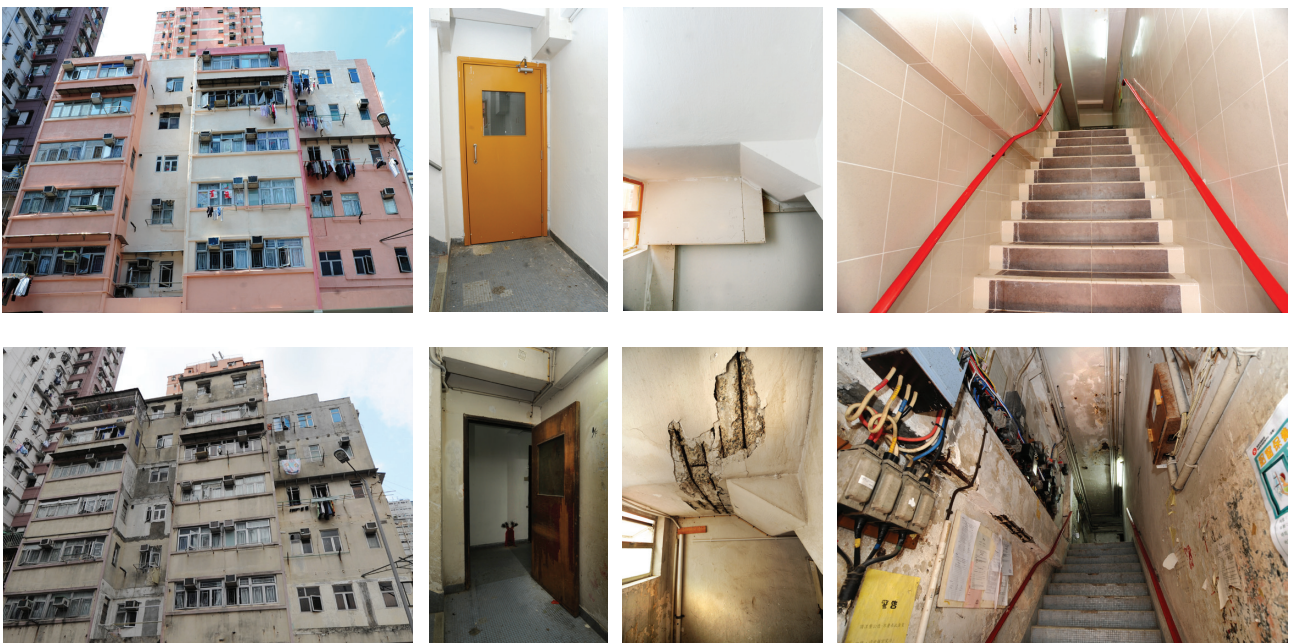
Integrated Building Maintenance Assistance Scheme

From 1 April 2011, the assistance schemes previously operated by the URA and the HKHS to promote and facilitate better building maintenance have been amalgamated into a single Integrated Building Maintenance Assistance Scheme (IBMAS), adopting the same set of application criteria and providing the same subsidies and assistance to all eligible multiple-owned private domestic and composite buildings in Hong Kong. Through a single application form, owners can also apply for two Government funded assistance schemes i.e. the Building Maintenance Grant Scheme for Elderly Owners operated by the HKHS and the Comprehensive Building Safety Improvement Loan Scheme operated by the Buildings Department (BD). Regular IBMAS

coordination meetings are held between the URA and the HKHS.

A publicity programme has been implemented to raise awareness of IBMAS including a TV Announcement in the Public Interest which commenced airing in August 2012. The TV publicity will continue until April 2014.

The URA's Material Incentives Scheme (MIS) (including the Common Area Repair Works Subsidy (CAS)) and Loan Scheme (LS) (including the Common Area Repair Works Interest Free Loan (CAL)) are now operated under IBMAS. Since the launch of the MIS and LS, and up to the end of 2012-13, about 325 buildings (25,300



Mee Wah Building in Tsuen Wan before and after rehabilitation.



Press conference on the new arrangements of URA's building rehabilitation service areas.

units) have been rehabilitated under the MIS and 230 buildings (19,160 units) under the LS. Currently, there are a total of 187 IBMAS cases in progress, including 97 CAS and 6 CAL cases. The financial assistance, technical advice and coordination services provided by the URA to Owner's Corporations are welcomed judging by the enthusiastic response.

Mandatory Building Inspection Subsidy Scheme

The BD launched the Mandatory Building Inspection Scheme (MBIS) in June 2012 requiring owners to regularly inspect and repair their buildings in the interests of safety. On 7 August 2012, the URA launched the Mandatory Building Inspection Subsidy Scheme (MBISS) in conjunction with the HKHS. Under the MBISS, the URA will assist building owners to arrange inspections of buildings within its RSAs and which are subject to inspection notices issued by BD. Since the launch, the URA's staff have been attending district briefing sessions organised by BD to brief and attend to owners of target buildings on the subsidy and assistance available under the MBISS. Buildings which on inspection are found to require rehabilitation may apply for rehabilitation works assistance under IBMAS,

with URA providing a one-stop continual building care service.



Advertisement on bus to promote the Mandatory Building Inspection Subsidy Scheme.