

葵青區議會

通訊處

葵涌興芳路一六六至一七四號

葵興政府合署十字樓



KWAI TSING DISTRICT COUNCIL

Correspondence:

10/F, KWAI HING GOVERNMENT OFFICES,
166-174 HING FONG ROAD, KWAI CHUNG.

傳真 Fax: 2425 4299

電話 Tel.: 2494 4561

來函檔號 Your Ref.:

本署檔號 Our Ref.: () in HAD K&T DC/13/9/19E-C/15/Pt.1

致： 葵青區議會主席、副主席及議員

主席、副主席、各位議員：

**強制驗樓計劃及強制驗窗計劃
推薦 2015 年揀選的目標樓宇**

(葵青區議會傳閱文件(諮詢)第 2/2015 號)

屋宇署現正籌備揀選 2015 年目標樓宇事宜，並誠邀本區議會推薦最多 5 幢區內目標樓宇以同時進行強制驗樓及驗窗計劃，詳見附件。

根據該署現行資料，暫時並沒有樓宇經議員推薦並獲該署揀選為同時進行強制驗樓及驗窗計劃的目標樓宇。

現隨函夾附該署有關上述事宜的信函，並以傳閱方式，徵詢議員就揀選目標樓宇參與有關計劃的意見。如議員擬推薦樓宇參與有關計劃，請根據該署信函附錄 1 的揀選樓宇的一般準則推薦最多 2 幢區內目標樓宇以同時進行強制驗樓及驗窗計劃，本秘書處將整合議員的建議並呈交該署考慮。

請議員填妥夾附的回條，並於本年三月十三日(星期五)中午十二時正前交回本秘書處。如有查詢，請致電 2494 4561 與下開代行人聯絡。

葵青區議會秘書
(呂博謙 代行)



連附件

二零一五年二月二十六日

回條

(請於二零一五年三月十三日(星期五)中午十二時正前交回)

致：葵青區議會秘書處(傳真號碼：2425 4299)

請於下列適當位置加 “✓”

☐ 本人不擬推薦樓宇參與有關計劃

☐ 本人擬推薦樓宇參與有關計劃，詳情見下表：

a) 同時進行強制驗樓計劃及強制驗窗計劃

編號	樓宇名稱	地址
1		
2		

簽名：_____ 姓名：_____ 日期：_____

葵涌興芳路 166-174 號
葵興政府合署 10 樓
葵青區議會秘書處

強制驗樓計劃及強制驗窗計劃
推薦 2015 年揀選的目標樓宇

繼屋宇署於 2014 年 8 月 22 日就強制驗樓及驗窗計劃致函 貴區議會秘書處邀請推薦 2014 年揀選的目標樓宇後，選取目標樓宇諮詢委員會(以下簡稱“選委會”)已於 2014 年 10 月 17 日召開會議，並就揀選 2014 年目標樓宇向屋宇署提供意見。

2. 屋宇署現已展開籌備揀選下一批(即 2015 年)目標樓宇事宜，現再誠邀 貴區議會議員根據舉列於附錄 1 的揀選目標樓宇的一般準則推薦最多 5 幢區內目標樓宇以同時進行強制驗樓及驗窗計劃。為配合將於 2015 年 4 月 29 日召開的選委會會議進行揀選的目標樓宇，謹請 貴區議會秘書處提交各議員推薦的目標樓宇並填妥載於附錄 2 的推薦表格，於 2015 年 3 月 18 日或之前傳真(號碼:3162 0948)至屋宇署強制驗樓組(經辦人：陳偉泰先生)。有關各組區議員出席選委會會議的最新名冊隨函夾附於附錄 3 以供參閱。然而，下列樓宇並不適合被選取進行強制驗樓計劃：

- a. 樓宇的公眾地方及外牆曾於過去 5 年內根據屋宇署法定命令或“樓宇更新大行動”或其他類似的自願修葺計劃，在認可人士監督下完成維修工程。
- b. 屋宇署現正進行大規模行動的樓宇，而該大規模行動已包括勘測／維修公用部分及外牆項目，或就有關的公用部分／外牆仍有法定命令須予遵從。

3. 因應廉政公署提出的建議，有關選委會委員利益申報的指引已修訂。如有需要就上述指引為實際、潛在或認為存在的利益衝突作出申報，請致函屋宇署。詳情請參閱附錄 4。

4. 我們在此衷心多謝 貴區議會頂力支持及參與強制驗樓及驗窗計劃。如對此信有任何疑問，可致電本人或陳曉筠小姐(電話號碼：3549 6027)查詢。

屋宇署署長

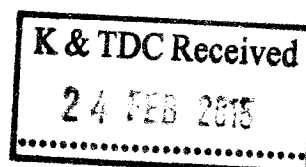
(總結構工程師/強制驗樓 1 組 陳偉泰

陳偉泰

代行)

附件

2015 年 2 月 17 日



強制驗樓計劃及強制驗窗計劃

選取樓宇的準則

- (a) 強制驗樓計劃適用於樓齡達 30 年或以上的私人樓宇(不超過 3 層高的住用樓宇除外)。
- (b) 有關樓宇應包括不同樓齡組別及平均分布於各區。
- (c) 在公用地方及外牆出現多處破損的樓宇，如破損嚴重應作優先考慮。
- (d) 有良好管理，例如已成立業主立案法團的樓宇。這些樓宇遵從檢驗及維修要求的機會較高。
- (e) 位於繁忙街道或車道旁的樓宇。
- (f) 外部充斥着僭建物的樓宇。有關僭建物包括違例天台構築物、平台構築物、天井／巷里構築物、招牌、商舖鋪面伸建物等。

強制驗樓計劃及強制驗窗計劃
區議會推薦的目標樓宇

致：屋宇署
強制驗樓組
(經辦人:陳偉泰先生)

傳真號碼：3162 0948

被推薦的目標樓宇（同時進行強制驗樓計劃及強制驗窗計劃）

編號	樓宇名稱	地址
1		
2		
3		
4		
5		

上述目標樓宇由下列區議會推薦：

<input type="checkbox"/> 中西區	<input type="checkbox"/> 東區	<input type="checkbox"/> 南區
<input type="checkbox"/> 灣仔	<input type="checkbox"/> 九龍城	<input type="checkbox"/> 觀塘
<input type="checkbox"/> 深水埗	<input type="checkbox"/> 黃大仙	<input type="checkbox"/> 油尖旺
<input type="checkbox"/> 離島	<input type="checkbox"/> 葵青	<input type="checkbox"/> 北區
<input type="checkbox"/> 西貢	<input type="checkbox"/> 沙田	<input type="checkbox"/> 大埔
<input type="checkbox"/> 荃灣	<input type="checkbox"/> 屯門	<input type="checkbox"/> 元朗

簽署：

姓名：

職銜：

日期：

附錄 3

各組區議員出席選取目標樓宇諮詢委員會會議的名冊

<u>組別</u>	<u>區議會</u>	<u>會議日期</u>
勞鏢珍議員 何漢文議員 簡兆祺議員	東區 黃大仙 西貢	2015 年 4 月 29 日

Guidelines for Declaration of Interests by Non-Official Member of the Selection Panel for MBIS & MWIS

General Principles

1. When a member (including the chairman) of the Selection Panel (SP) has a potential conflict of interests in a matter placed before the SP, the member should make full disclosure of his interest. The basic principle to be observed is that members' advice should be disinterested and impartial. Each member must not use his official position to further his private interests nor put himself in a position where his private interests conflict (or may reasonably be suspected to conflict) with his official duties. It is the responsibility of each member to judge and decide if the situation warrants a declaration, and to seek a ruling from the chairman of the SP in case of doubt.

2. A fundamental rule for maintaining integrity of the SP is to avoid conflict of interest situations. Under no circumstances should a member of the SP :

- (a) use his official position to benefit himself, his family, relatives or friends or any person to whom he owes a favour or is obligated in any way; or
- (b) put himself in a position that may reasonably arouse suspicion of dishonesty, or of using his official position to benefit himself or his family, relatives or friends; or
- (c) solicit or accept any advantage in relation to his official duties.

3. It is not practical to define or describe all the situations that would call for such a declaration, because each individual case differs, and because of the difficulty of catering for unusual and unforeseen circumstances. On the other hand, it is not intended that a member should make a declaration of interest simply because the SP is considering a matter in which he has knowledge or experience.

Potential Conflict of Interest Situations

4. The following are potential conflict of interest situations: -

- (a) Pecuniary interests in a matter under consideration by the SP, held either by the member or by any close relative of him, should be declared. Members are themselves the best judge to who, in the particular circumstances, is a "close relative";
- (b) A directorship, partnership, advisory or client relationship, employment

Guidelines for Declaration of Interests by Non-Official Member of the Selection Panel for MBIS & MWIS

or other significant connection with a company, firm, club, association, union or other organization which is connected with, or the subject of, a matter under consideration by the SP, should be declared;

- (c) Similarly, some friendships might be so close as to warrant declaration in order to avoid situations where an objective observer might believe a member's advice to have been influenced by the closeness of the association.
- (d) A member who, as a barrister, solicitor, accountant or other professional adviser, has personally or as a member of a company, advised or represented or had frequent dealings with any person or body connected with a matter under consideration by the SP, should make a declaration; and
- (e) Any interest likely to lead an objective observer to believe that the member's advice might have been motivated by personal interest rather than a duty to give impartial advice, should be declared.

5. Due to the above reasons, SP members should refrain from involving in training courses or publication directly relating to the selection exercises.

Declaration of Interests

6. SP member shall declare all actual, potential and perceived conflict of interest in writing using standard form for record in the minutes of meeting as soon as practicable after he has become aware of any conflict in any matter under consideration by the SP. Any belated interest declarations may lead to the adjournment of the meetings. Therefore, Members are urged to study the documents for the meeting immediately upon receipt and should make every endeavour to inform the secretary without delay if conflict of interest is anticipated.

7. If a member (including the chairman) has any direct or indirect personal or pecuniary interest in any matter under consideration by the SP, he must, as soon as practicable after he has become aware of it, disclose to the chairman or secretary (or the SP) prior to the discussion of the item. Declaration of interests should be made to the secretary before the meeting immediately. The member should also return the relevant paper for discussion to the secretary without delay.

8. If a member becomes aware of a conflict of interest only during the meeting and he forms the view that it renders him impossible to offer impartial advice, or that the member has been given access to information which the member ought not

Guidelines for Declaration of Interests by Non-Official Member of the Selection Panel for MBIS & MWIS

to have, the member should notify the secretary or the chairman immediately and/or return any SP paper concerned to the secretary. The chairman of SP will then decide on the matter.

9. The chairman (or SP) shall decide whether the member disclosing an interest may speak or vote on the matter, may remain in the meeting as an observer, or whether the affected item should be adjourned.

10. If the chairman declares an interest in a matter under consideration, the chairmanship may be temporarily taken over by the alternate chairman.

11. All cases of declaration of interests, decisions of the chairman (or SP) on the declaration and actions taken to address the situation shall be recorded in the minutes of the meeting.

Conviction Records

12. SP members should declare their conviction records, if any, on offences that any cast doubt on their integrity and honesty, e.g. offences under the Prevention of Bribery Ordinance (POBO), before making the appointment. Their conviction records would be taken into account at the time of appointment.

Confidentiality of Information

13. SP members should undertake in writing to hold in strict confidence all information that they have access to through their position as SP members, and not to make any unauthorized disclosure or take advantage of any such information whether or not for personal gain. In addition, SP members should not contact or meet the owners of the target buildings and abuse their position for personal gain, e.g. touting business from the owners.