

**Minutes of the 18th Meeting of
Housing and Building Management Committee
Yau Tsim Mong District Council (2012-2015)**

Date : 13 August 2015 (Thursday)
Time : 2:30 p.m.
Venue : Yau Tsim Mong District Council Conference Room
4/F., Mong Kok Government Offices
30 Luen Wan Street
Mong Kok, Kowloon

Present:

Chairman

Mr CHONG Wing-charn, Francis

Vice-chairman

Ms KWAN Sau-ling

District Council Members

Mr CHUNG Kong-mo, JP	Mr HAU Wing-cheong, BBS, MH
Ms KO Po-ling, BBS, MH, JP	Mr LAU Pak-kei
Mr CHAN Wai-keung	Mr WONG Chung, John
Mr CHOI Siu-fung, Benjamin	Mr WONG Kin-san

Co-opted Members

Mr LEE Chung-ming	Mr CHING Man-tai, Benny, MH	Mr CHIN Chun-wing
Mr HO Fei-chi, Stephen	Mr LEUNG Hang-fai	

Representatives of the Government

Mr TAM A-ray, Albert	Senior Structural Engineer/F1	Buildings Department
Mr CHAN Chi-ching, Thomas	Senior Liaison Officer (Building Management) Yau Tsim Mong District Office	Home Affairs Department

Secretary

Ms KWAN Ming-wai, Vivian	Executive Officer (District Council) 2 Yau Tsim Mong District Office	Home Affairs Department
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In Attendance:

Mr CHAN Hon-wai, Eric	Structural Engineer/Signboard Control 4	Buildings Department
Ms CHENG Siu-ling, Katy	Senior Liaison Officer (Building Management) 3	Home Affairs Department
Mr CHAN Chi-hung	Senior Manager (Building Rehabilitation)	Urban Renewal Authority
Mr SO Ngai-long	Senior Manager (Community Development)	Urban Renewal Authority
Mr LEE Hong-nin, Kevin	Engineer/Customer Services (Technical	Water Supplies Department

Mr LAU Wai-leung	Support) 3	
Mr YAN Ka-chun	Engineer/Kowloon (Distribution 1)	Water Supplies Department
	Chemist/Treatment (2)	Water Supplies Department

Absent:

Ms TSO Pui-hing, Tammy	Housing Manager/Kowloon West and Hong Kong 3	Housing Department
Mr HUI Tak-leung	District Council Member	
Ms WONG Shu-ming	District Council Member	

Opening Remarks

The Chairman welcomed all to the 18th meeting of the Housing and Building Management Committee (“HBMC”). He reported that Ms Tammy TSO, Housing Manager/Kowloon West and Hong Kong 3 of the Housing Department, Mr HUI Tak-leung and Ms WONG Shu-ming were absent due to other commitments.

Item 1: Confirmation of Minutes of Last Meeting

- Minutes of the last meeting were confirmed without amendment.

Item 2: Progress Report on Handling of Signboards in Yau Tsim Mong District by Buildings Department (YTMHBMC Paper No. 13/2015)

- The Chairman welcomed Mr Eric CHAN, Structural Engineer/Signboard Control 4 of the Buildings Department (“BD”) to the meeting.

- The Chairman said that the BD had received 33 cases of dangerous or abandoned signboards in Yau Tsim Mong (“YTM”) District as at June 2015. The number was already about the same as the total number of cases in the same district for the whole year of 2014. This showed that the number of reported cases was on the rise. He would like to know whether all the cases were reported by the public. Regarding the approximately 130 abandoned or dangerous signboards identified by the BD and the consultant during inspections in the district in the first half of the year, he asked the representatives of the department whether the number of signboards identified during inspections and the 33 reported cases were related.

- Mr Eric CHAN responded that the 33 cases were reported by the public or referred by other government departments, exclusive of the cases identified during inspections by the staff of the BD and the consultant. In other words, a total of about 163 cases were identified or received as at June 2015.

- The Chairman noted that the BD had issued 48 removal orders against large unauthorised signboards in YTM District from January to June 2015. He enquired about the time required by the department to handle those large unauthorised signboards.

7. Mr Eric CHAN said that during the large scale operation against large unauthorised signboards in 2013-14, 84 removal orders had been issued in YTM District of which 74 signboards had been removed. The BD had issued a total of 48 removal orders against large unauthorised signboards in YTM District from January to June 2015. The signboard owners were required to handle the signboards concerned within 60 days. The department would arrange inspections after the deadline specified in the order. In case the signboard owner concerned did not comply with the order without reasonable excuse, the department would issue a warning letter to indicate that the signboard owner concerned might be prosecuted. Nevertheless, some large unauthorised signboards were not removed for the time being due to various reasons, for instance, cases currently under appeal. Broadly speaking, the entire handling process from the issuance of orders to the initiation of prosecution took more than half a year.

8. The Chairman enquired how many of the 74 large unauthorised signboards which had been handled were removed by the owners; if the signboards were removed by the BD, whether the department was able to recover the costs from the signboard owners afterwards.

(The Vice-chairman joined the meeting at 2:40 p.m.)

9. Mr Eric CHAN said that breakdowns of the large unauthorised signboards removed by the owners was unavailable at the moment. However, removal of most of them were arranged by the signboard owners. In the case of removal by contractors arranged by the BD, the relevant removal costs would be recovered from the signboard owners.

10. Mr WONG Kin-san said that since 2014, the BD had sent representatives to each HBMC meeting to report on the handling progress of the problematic signboards in the district so that Members could have a better understanding what the BD had done on the matter. He said that although this was the last HBMC meeting in the current District Council (“DC”) term, he hoped that the BD would continue to cooperate with the HBMC and send representatives to the meeting to report on their work progress in the next DC term. Lastly, he hoped that the BD would submit work reports to the HBMC on a regular basis in future and present next year’s target on problematic signboard case in early 2016.

11. The Vice-chairman said that the BD actively handled problematic signboards upon establishment of the Minor Works and Signboard Control Unit. Many large abandoned signboards in Tsim Sha Tsui had been removed progressively. However, she pointed out that there were still many large abandoned signboards in Jordan and Yau Ma Tei and she asked whether the BD had started handling those signboards. She continued that those signboards had been abandoned for many years. Many of them had rusted and might injure pedestrians in case they fell down. Moreover, she would like to know the priority of the department in handling large abandoned signboards.

12. Mr Eric CHAN responded as follows:

- (i) The BD was willing to attend future HBMC meetings. Members could discuss the arrangement for the new DC term with the department and the department would send representatives to attend meetings as far as possible.

- (ii) The BD would draw up the schedule for large-scale operations to remove large unauthorised signboards having regard to the location and urgency of each signboard.
- (iii) The department would issue Dangerous Structure Removal Notices (“DSRNs”) to owners of abandoned or dangerous signboards to order the removal of such signboards. The department would even remove the abandoned and dangerous signboards immediately in case of emergency and would recover the removal cost from the signboard owners where appropriate. He said that many signboard owners had removed the signboards themselves upon receipt of warning letters.

13. The Chairman said that there were 83 outstanding DSRN cases in YTM District as at June 2015. According to the established procedures of the BD in handling those signboards, the department would only remove signboards after issuing warning letters and initiating prosecutions. He considered the process too long. He asked why the BD did not arrange removal of dangerous signboards as soon as possible once identified.

14. Mr Eric CHAN responded that the BD’s procedures in handling large unauthorised signboards and dangerous or abandoned signboards were different. The department would first issue DSRNs to signboard owners of dangerous or abandoned signboards to require them to handle the signboards concerned within 14 days. If the signboard owners did not comply with the orders, the department would arrange for contractors to remove the signboards concerned. As at June 2015, the deadline of removal for some of the 83 non-compliant cases had not yet expired.

(Mr John WONG and Mr Stephen HO joined the meeting at 2:48 p.m.)

15. The Chairman asked whether the BD would arrange for contractors to remove all signboards in the 83 non-compliant cases within 14 days from the date of expiry of the deadline in June 2015.

16. Mr Eric CHAN said that the department would in general issue DSRNs to signboard owners to order the removal of signboards concerned within 14 days upon identification of signboards with potential danger. The BD would deploy staff to conduct inspections after the deadline and would arrange for contractors to remove the signboards concerned if the orders were still not complied with. In the case of emergency, immediate removal would be arranged. There was no imminent danger for all the 83 non-compliant cases as at June 2015.

17. Mr HAU Wing-cheong asked how the BD would handle the approximately 130 abandoned or dangerous signboards identified by the BD and the consultant in the district during inspections from January to June 2015.

18. Mr Eric CHAN said that the BD would assess the risk level of the abandoned or dangerous signboards upon identification before issuing DSRNs to signboard owners. The BD would arrange for contractors to take immediate removal action against individual abandoned signboards with imminent danger.

19. The Chairman thanked the representatives of the BD for joining the discussion on this item.

Item 3: Urging BD to Face Up to Signboards which Did Not Meet the Requirements of the Erection Guide
(YTMHBMC Paper No. 14/2015)

20. The Chairman welcomed Mr Eric CHAN, Structural Engineer/Signboard Control 4 of the BD to the meeting.

21. The Vice-chairman supplemented the contents of the paper. While she agreed that the BD had worked hard to handle the captioned signboards, she opined that it should not be too lax about prosecution and had to seriously handle signboards which did not meet the requirements of the erection guide. The department had the responsibility to continue to follow up and initiate prosecutions against those signboards, and to make public the situation concerned to protect the personal safety of the public and tourists.

22. Mr CHUNG Kong-mo supplemented the contents of the paper. He asked the representatives of the BD whether priority would be accorded to the signboards causing inconvenience to the public, e.g. those did not meet the requirement of minimum clearance above the ground. He also pointed out that signboards affixing to another had become increasingly common, the result of which was an increase in the load of signboards. He asked whether the BD had special measures to deal with those signboards.

23. The Chairman pointed out that paragraph 2.1 of the “Guide on Erection and Maintenance of Advertising Signs” (“the Erection Guide”) of the BD provided that “Any person who intends to erect a sign should obtain permission from the building owners and/or owners’ corporation (“OC”) and prior approval from the electricity supplier concerned as appropriate and check that the sign does not contravene the conditions of the land leases”. He asked how the BD would follow up on cases where permission from the building owners or OC could not be obtained. Moreover, it was provided in paragraphs 3.3.1 and 3.3.2 of the Erection Guide that “a sign shall not project more than 4.2 metres from the main building line or beyond the centre line of a street”, “a sign shall have a minimum clearance of 3.5 metres and a minimum clear distance of 1 metre from the curb if projecting over a pavement”, and “have a minimum clearance of 5.8 metres if projecting over a street”. He asked how the BD would handle signs that contravened the above guidelines.

24. Mr Eric CHAN responded as follows:

- (i) He pointed out that the department regulated the erection of signboards by multiple approaches under the signboard control system.
 - a. According to the Buildings Ordinance, the erection of signboards was construction works which required the prior approval of plans and consent from the BD before commencement;
 - b. Under the Minor Works Control System (“MWCS”) implemented on 31 December 2010, signboard owners could choose to erect, alter or remove certain types of signboards which were relatively small in scale and posed less potential risk under the simplified requirements without obtaining prior approval and consent from the BD in accordance with

section 14(1) of the Buildings Ordinance; and

- c. Certain signboard works with complexity and risk to safety lower than that of the minor works were classified as “Designated Exempted Works” which required no prior approval and consent from the BD, nor the appointment of registered minor works contractors for carrying out the works.
- (ii) He said that in view of the large number of existing unauthorised signboards, the department would handle them by controlling their number and adopting a risk-oriented approach. The department would issue DSRNs to signboard owners immediately once dangerous or abandoned signboards or signboards with serious risks to safety were identified.
- (iii) The department would take orderly enforcement actions against signboards which did not fall within the above categories by continuous response to the public’s reports and large scale removal actions.

25. The Chairman enquired about the types of signboards regulated by the BD under the MWCS.

26. Mr Eric CHAN responded that minor works were classified into three classes according to their scale, complexity and risk to safety under the MWCS. The display area of signboards under Class I was the largest while that under Class III was the smallest. Prescribed building professionals (“PBPs”)/prescribed registered contractors (“PRCs”) should submit a specified form for the commencement and/or completion of the relevant minor works to the BD. He said that the size criteria could not be explained in detail at the meeting.

27. The Chairman enquired whether the length of the signboards in Class I was over 4.2 metres and whether the length met the requirement stipulated in the Building (Minor Works) Regulation (“B(MW)R”).

28. Mr Eric CHAN indicated that according to the requirements under the MWCS, no part of a projecting signboard should project more than 4.2 metres from the wall, but other requirements had to be considered at the same time.

29. The Chairman showed how long 4.2 metre was with a tape measure. He indicated that amendments should be made to the requirements on Class I signboards with a length of 4.2 metres under the B(MW)R. He said that a signboard with a length of 4.2 metres was a large signboard which should be regulated by the BD instead of being left unregulated by simply requiring the minor works contractors to submit a report after erection.

30. Mr Eric CHAN responded that PRCs were industry practitioners with adequate qualification and experience.

31. The Chairman said that minor works contractors were not professionals. They might be renovation workers who had obtained the licence after training. They could carry out works without the approval from the BD after obtaining the licence, and simply had to submit the plan to the department for registration purpose upon completion of the works.

32. Mr Eric CHAN responded as follows:

- (i) Only those who fulfilled certain requirements would be licensed as minor works contractors.
- (ii) The department would also conduct random samplings of the documents submitted for minor works to check if the works met the requirements of the MWCS.

33. The Chairman hoped that Mr Eric CHAN would relay to the department that signboard erection should not be classified as the works specified in the B(MW)R. He said that signboards were for commercial instead of domestic use and that erection of signboards with a length of 4.2 metres should not be considered as minor works. The existing mechanism was ineffective in preventing people from cheating, and it would lead to disorder in society.

34. Mr Eric CHAN said that the department would take action against signboards not fulfilling the requirements under the MWCS.

35. The Chairman asked what substantive action the BD would take.

36. Mr Eric CHAN said that the department would issue warning letters to the PBP/PRC concerned once any irregularities were identified, and would take necessary prosecution/enforcement/disciplinary action in light of the situations. The department would also request the signboard owners to rectify the signboards which did not meet the requirements of the MWCS.

(Ms KO Po-ling joined the meeting at 3:10 p.m.)

37. The Chairman said that the number of signboards which did not meet the requirements was increasing and asked whether the BD could provide the data on successful prosecution.

38. Mr Eric CHAN said that relevant data was not available.

39. Ms KO Po-ling pointed out that it was inevitable that some people would exploit the loopholes in law. She had said repeatedly at past meetings that the open space in the pedestrian precinct at Sai Yeung Choi Street South was occupied by a projecting signboard which was supported by a metal rack on the pavement. However, the representatives of the BD indicated at the last meeting that the contractor had erected the metal racks to strengthen the building structure and it was legal to do so. She said that this had conveyed a negative message to society and in fact the public also questioned the enforcement standard of the Government. She shared the Chairman's view that the regulation should be reviewed at once if it was outdated. She also enquired about the situation of the signboard concerned and whether the BD had taken any follow-up action.

40. Mr HAU Wing-cheong said that many signboards were affixed under pre-existing ones in Mong Kok, which had caused to pedestrians considerable inconvenience when they put up umbrellas on rainy days. He asked whether those signboards were in compliance

with the requirements and whether the department had any effective measures to deal with such signboards.

41. Mr Eric CHAN responded as follows:

- (i) The metal rack mentioned by Ms KO was situated at the junction at Soy Street and Sai Yeung Choi Street South. The BD had issued removal orders to the persons concerned and found that the unauthorised building works had been removed during a previous inspection.
- (ii) He stressed that PRCs were obliged to comply with the requirements under the MWCS. The BD would issue warning letters to the PRCs concerned once any irregularities were identified, and would take necessary prosecution/enforcement/disciplinary action in light of the situations.
- (iii) The department would handle the signboards mentioned by Mr HAU by controlling their number and adopting a risk-oriented approach. The department would remove signboards which did not meet the requirement of minimum clearance above the ground and would issue DSRNs to the owners.

(Mr CHAN Wai-keung left the meeting at 3:15 p.m.)

42. Mr Albert TAM said in response to the case mentioned by Ms KO that the BD had submitted supplementary papers after the last meeting stating that the signboard owner concerned had lost the appeal in February and promptly removed the metal rack in March.

43. Mr Stephen HO pointed out that the department should adhere to its policies and should not focus only on complaints lodged by Councillors. He also pointed out that many regulations of the BD existed in name only and were never implemented. For example, according to the existing regulations, any occupants of flats in a building who wished to install a signboard at the external walls under the ownership of the OC had to pay a deposit to the OC to cover the signboard removal cost when the occupants of the flat concerned moved out in future. He pointed out that this regulation served no real purpose because it was impossible for OCs to monitor each case. He asked whether the BD had conducted surveys on the regulation. He believed that less than 5% of the cases complied with the regulation. He also pointed out that OCs lacked the professional knowledge to monitor the small signboards installed by minor works contractors. He was doubtful about the safety of those signboards.

44. The Chairman said that the BD should be fully responsible for signboard approval and no loophole should be allowed in the B(MW)R for the erection of signboards. It was stated in paragraph 2.1 of the relevant guide that the permission of building owners and OCs was required for signboard erection. The BD should not approve erection applications without permission of the parties concerned. He pointed out there was a big loophole in the regulation in that minor works contractors were allowed to erect signboards; signboards could project as far as 4.2 metres from the external wall; and signboards could be erected even without the permission of building owners and OCs. He hoped that the representatives of the BD could convey to the department the request of the public for proper regulation of advertisement signboards to avoid allowing the situation to grow out of control and leaving the public no channels to complain.

45. The Chairman thanked the representatives of the BD for joining the discussion on this item.

**Item 4: Requesting Government to Provide to Owners of Old Buildings More Assistance in Building Management and Repair
(YTMHBMC Paper No. 15/2015)**

46. The Chairman said that the written responses from the Home Affairs Department (“HAD”) and the Urban Renewal Authority (“URA”) (Annexes 1 to 2) had been distributed to Members by email for information before the meeting. He then welcomed the following representatives to the meeting:

- (i) Ms Katy CHENG, Senior Liaison Officer (Building Management) 3 of the HAD; and
- (ii) Mr CHAN Chi-hung, Senior Manager (Building Rehabilitation) and Mr SO Ngai-long, Senior Manager (Community Development) of the URA.

47. Mr LAU Pak-kei supplemented the contents of the paper. He said that he would like to know about the details of the Integrated Building Maintenance Assistance Scheme (“IBMAS”) implemented in July 2015, including the new Green Item Subsidy (“GIS”). He noted that the URA had replaced the old loan scheme with a subsidy to each domestic unit. He considered that the publicity materials were quite clear but some members of the public opined that there was less assistance offered to them under the new form of subsidy. He pointed out that the URA would provide a maintenance subsidy of \$3,000 to buildings with OCs under the new scheme. However, many owners of old buildings were unable to form an OC by themselves and thus were ineligible for the subsidy. He asked how the URA would provide assistance for them and whether it would ask the HAD to assist old buildings to form OCs. He understood that the URA always attended meetings upon invitation and he hoped it could respond to the above questions.

48. Mr CHAN Chi-hung responded as follows:

- (i) Since 1 July, the URA had extended its service area to cover the area under the purview of the Hong Kong Housing Society (“HKHS”). It was necessary to alter the support arrangement to optimise the use of resources and to maintain the service quality.
- (ii) Regarding the abolition of the Common Area Repair Works Interest-free Loan, the URA’s experience of implementation of building maintenance in the past ten years indicated that the applications for maintenance subsidy accounted for most of the cases while there were relatively fewer interest-free loan applications. In light of market change, the URA thus direct its resources on the Common Area Repair Works Subsidy (“CAS”) to assist OCs to carry out building maintenance.
- (iii) The URA retained the Hardship Grant of \$10,000.

- (iv) In addition to the subsidy of \$3,000 to each unit under the CAS, the URA had introduced a GIS of up to extra \$1,500 per unit to conduct repair works related to environmental protection to encourage owners to use environmentally-friendly building materials and facilities. For example, water-based and low volatile paints could be used in old buildings after renovation, or environmentally-friendly building materials and facilities that were highly recognised by the industry, such as products with the BEAM Plus Certification conferred by the Hong Kong Green Building Council. The URA would provide the relevant details to the participating buildings in due course.
- (v) Building maintenance works were best co-ordinated by OCs. In the case of buildings without OCs, the URA would consider providing subsidies on a case-by-case basis if all owners agreed or if the rights and responsibilities were adequately defined by the terms of the deed of mutual covenant.
- (vi) The URA also provided the Owners' Corporation Formation Subsidy to encourage building owners to form OCs for the sake of maintenance. If buildings were unable to form OCs by themselves to launch the maintenance works, the URA would invite non-profit-making organisations to be their partners so as to render support to them in forming OCs.

49. Mr LAU Pak-kei pointed out that the CAS was only applicable to private buildings aged 30 years or above. He said that quite a number of buildings aged about 20 years in the YTM District had received repair orders from the BD or had the genuine need to carry out maintenance works. He asked how buildings aged less than 30 years could apply for subsidy and seek assistance. He also asked if the new IBMAS was applicable to works conducted to comply with the Fire Safety Directions ("Directions 572") issued pursuant to the Fire Safety (Buildings) Ordinance (Cap. 572). Moreover, he pointed out that under the previous Operation Building Bright ("OBB"), a subsidy of \$16,000 was provided to each flat owner of the building and as much as \$40,000 to each elderly owner. It seemed that the OBB was more attractive and practical than the IBMAS. He asked whether the URA would launch another round of OBB. He said that it was difficult to apply for the new IBMAS and the amount of subsidy was not adequate. In this connection, he hoped that the URA could improve the scheme and provide more assistance.

50. Ms KO Po-ling said that the OBB was well received and could greatly help members of the public. She asked in case a building with an OC applied for the CAS under the new scheme, whether owners could also apply for the CAS for their residential units.

51. Mr Benny CHING asked how the application procedures of the IBMAS differed from that of the OBB.

(Mr CHIN Chun-wing joined the meeting at 3:35 p.m.)

52. Mr CHAN Chi-hung responded as follows:

- (i) The OBB was a one-off subsidy scheme with a total fund of \$3.5 billion, of which \$3.2 billion was provided by the Development Bureau of the HKSAR Government, and the rest by the HKHS and URA. The application period had already expired. Some projects were left uncompleted or were not conducted

due to various reasons. At present, the URA had not received any instructions from the Government about the OBB.

- (ii) The URA offered a regular assistance scheme on rehabilitation itself, i.e., the IBMAS.
- (iii) Eligible flat owners could apply for the Home Renovation Interest-free Loan for a maximum of \$50,000 to pay for interior repair and maintenance works but excluding decoration works. Even if the building had applied for assistance under the CAS, individual owners could still apply for the loan. The loans, however, should not be used for repair and maintenance in common areas.
- (iv) In addition, owners could apply for assistance under the Building Safety Loan Scheme administered by the BD. The needy elderly owners could also apply for a grant of up to \$40,000 under the Building Maintenance Grant Scheme for Elderly Owners administered by the HKHS.
- (v) Each flat owner of the building successfully applied for the CAS could receive a subsidy of up to \$3,000 for repair works and a subsidy of up to \$1,500 for green items. In other words, each flat owner could receive a maximum subsidy of \$4,500 for repair and maintenance. He admitted that the amount of subsidy under the CAS was less than the \$16,000 or \$40,000 subsidy under the OBB, but the Government did not give any instructions for another OBB at the present stage. The URA would continue to help owners carry out building maintenance works through the IBMAS.
- (vi) Although the URA had tightened up the application threshold for the CAS by raising the building age from 20 years to 30 years, most buildings in the YTM District were old buildings and could still meet the eligibility criteria under the scheme. According to the data provided by the Rating and Valuation Department, there were only a few buildings aged between 20 and 30 years in the district. Therefore, the revision had little impact on buildings in the YTM District.
- (vii) Buildings constructed in 1980s or 1990s had better maintenance arrangements because the records showed that their deeds of mutual covenants were more clearly drawn up in that the responsibilities for maintenance and management should rest with the owners. In view of this, the URA used its resources mainly on buildings aged 30 years or above as they were, relatively speaking, more in need of assistance to carry out maintenance works. He reiterated that the URA had not ignored the needs of owners of buildings aged less than 30 years. The URA was working hard to develop the Building Rehabilitation Information Platform, consisting of the hotline, Urban Renewal Resources Centre, briefings and internet access to information. The online platform provided the public with detailed information on buildings, including the schemes, legislative requirements, building maintenance processes, tender notices and case samples.

- (viii) The URA's maintenance subsidy was mainly used to subsidise buildings to carry out overall repair works. If necessary, owners could also use the CAS to conduct projects related to the Directions 572.

53. The Vice-chairman enquired whether the IBMAS was means-tested or whether there were any restrictions on the rateable value. She also enquired whether owners, upon receipt of orders issued by the BD or the Directions 572, could apply for grants or subsidies to engage consultants to inspect the conditions of buildings prior to open tendering.

54. Mr Benny CHING pointed out that under the previous policy of applying for subsidies for the maintenance of common areas, OCs were required to appoint authorised persons ("APs") directly according to the regulations or to select contractors by tendering. In the latter case, it was necessary to collect tenders at designated places and the application procedures were complicated. He enquired whether the procedures of the present scheme was also complicated. He pointed out that as the subsidy amount of the new scheme was only \$3,000, the public would be hesitant about applying for it if the procedures were not simplified.

55. Mr WONG Kin-san said that according to item 1 in the HAD's written response (Annex 15/2015) regarding the Community Care Fund - Subsidy for OCs of Old Buildings, a total of 248 OCs had applied for the subsidy under the Community Care Fund and 221 OCs were granted the fund. He enquired of the representative of the HAD whether the remaining 27 applications were still in progress or had been rejected; if rejected, whether this was because the buildings were unable to form OCs. He added that although financial assistance and assistance in kind were undoubtedly important, non-pecuniary and non-material support could not be ignored, especially in the area of daily operation and management of buildings. Quite a number of owners served as an OC member unwillingly. In fact, they lacked knowledge of OC, building management and law, but the Government failed to provide effective support in this aspect. He said that since minimum wages, standard working hours and waste charging would affect the expenses on building management, he hoped that the Government would raise the subsidy amount for building management while adjusting the minimum wage to facilitate the effective operation of OCs. In addition, he appealed to Members to enrol in the Building Management Certificate Course at the GovHK on 13 and 20 August.

56. Mr LAU Pak-kei said that there was no pecuniary subsidy in the URA's proposal to support buildings aged below 30 years. He enquired how owners of buildings aged below 30 years could seek assistance upon receipt of repair orders. He further enquired about the actual effectiveness of the schemes set out in the HAD's written response, and whether there were data to prove that those schemes could help buildings improving fire safety and maintenance, and forming OCs or appointing management companies. He took "three-nil" buildings (without OCs, mutual aid committees or property management companies) in Tai Kok Tsui as an example and enquired how owners of "three-nil" buildings could ask the HAD for help about the above services.

57. Ms Katy CHENG responded as follows:

- (i) Among the 248 OCs which had applied for the Community Care Fund - Subsidy for OCs of Old Buildings, 27 cases were still in progress.

- (ii) Owners of buildings who intended to carry out repair works could apply for the “AP Easy” Building Maintenance Advisory Service Scheme if the buildings met the conditions below: (1) residential or composite (commercial/residential) buildings aged 20 years or above; (2) annual average rateable value of the residential units not exceeding \$300,000; and (3) an OC had been formed but no property management company had been engaged.
- (iii) In order to strengthen the support to owners of private buildings, especially “three-nil” buildings, the HAD had implemented the Building Management Professional Advisory Service Scheme since 2011. Professional property management companies were engaged to provide to target buildings a range of free professional advice and follow-up services regarding building management. The first phase of the Scheme was completed in March 2014, benefitting about 1 200 buildings. Through the first phase of the Scheme, the HAD had assisted owners in forming 128 OCs and re-activating the operation of 29 OCs. The HAD had also helped 116 OCs apply for building maintenance subsidies or loans and 114 OCs engage APs or contractors to carry out building maintenance works. The second phase of the Scheme was launched in April 2014 for three years to provide support to owners of another 1 200 old buildings. To date, property management companies had assisted owners in forming 69 OCs and re-activating the operation of 13 OCs. They had also assisted 36 OCs in applying for building maintenance subsidies or loans and 3 OCs in engaging APs or contractors to carry out building maintenance works.
- (iv) The HAD had recruited more than 2 100 ambassadors under the Resident Liaison Ambassador Scheme from 983 buildings as at July 2015.
- (v) The HAD had arranged 70 OCs which had participated in the “AP Easy” Building Maintenance Advisory Service Scheme to meet with the expert teams for 100 times.
- (vi) Since the implementation of Free Legal Advice Service on Building Management, Panel of Advisors on Building Management Disputes and Free Mediation Service Pilot Scheme for Building Management, 67, 21 and 8 applications had been received respectively.

58. Mr CHAN Chi-hung responded as follows:

- (i) The application for the CAS was building-based. Individual owners did not need to undergo the asset and means tests. Every owner could obtain a maximum subsidy of \$4,500. The total amount of subsidy granted to a building was the sum of subsidies granted to all owners.
- (ii) The URA had special arrangements for buildings with less than 50 units. The maximum amount of subsidy to buildings was 20% of the approved cost of works or \$225,000 (including the general repair works subsidy of \$150,000 and GIS of \$75,000) (whichever was the lower).
- (iii) The maximum amount of subsidy to buildings with less than 20 units was 30%

of the approved cost of works or \$225,000 (including the general repair works subsidy of \$150,000 and GIS of \$75,000) (whichever was the lower).

- (iv) The URA has set a ceiling on the average annual rateable value for residential units in YTM District at \$120,000. The URA would review the rateable value every year. At present, the relevant ceiling of residential units in urban areas was \$120,000 while that in the New Territories was \$92,000. By the criterion, over 70% of the buildings in Hong Kong were covered.
- (v) The URA would provide technical support to buildings participating in the maintenance assistance scheme. The aim was to help OCs arrange maintenance works in accordance with existing legislations, including the Building Management Ordinance and the Buildings Ordinance, and to minimise the disputes among owners through the independent opinions given by a third party.
- (vi) A lot of consultants offered to provide services at an unreasonably low price, which might affect the service quality. The URA would provide as much market information as possible so that owners could make an informed decision. Owners could invite the URA to join the OC meetings when necessary.

59. The Chairman thanked the representatives of the relevant government department and the URA for joining the discussion on this item.

Item 5: Concern over Safety of Drinking Water in Buildings in YTM District (YTMHBMC Paper No. 16/2015)

60. The Chairman said that the written response of the Water Supplies Department (“WSD”) (Annex 3) had been distributed to Members by email for information before the meeting. He then welcomed the following representatives to the meeting:

- (i) Mr Kevin LEE, Engineer/Customer Services (Technical Support) 3, Mr LAU Wai-leung, Engineer/Kowloon (Distribution 1) and Mr YAN Ka-chun, Chemist/Treatment (2) of the WSD;
- (ii) Mr Albert TAM, Senior Structural Engineer/F1 of the BD; and
- (iii) Mr Thomas CHAN, Senior Liaison Officer (Building Management) of the Yau Tsim Mong District Office (“YTMDO”).

61. The Chairman supplemented the contents of the paper.

62. Mr LAU Wai-leung responded as follows:

- (i) Under the existing water quality monitoring mechanism, the WSD collected water samples from water gathering grounds, pumping station for receiving Dongjiang water supply, impounding reservoirs, water treatment works, service reservoirs, water distribution system, and consumers’ taps for various laboratory tests to monitor the water quality and safeguard public health. The

level of lead and other heavy metals would be tested.

- (ii) Information on water filters which met the standard was available on newspapers and the Internet recently. The public could purchase them if necessary. Since the testing of water filters was outside the purview of the WSD, it could not comment on the effectiveness of water filters in removing lead.
- (iii) The public could purchase and install water filters certified by the American NSF 53 Standard for removal of lead. These water filters should be able to reduce the lead content in water. The WSD had never heard that the Government would launch any relevant subsidy schemes.

(Mr John WONG left the meeting at 3:55 p.m.)

63. The Chairman enquired whether the existing water quality monitoring mechanism covered the testing of heavy metals (including lead) in drinking water.

64. Mr YAN Ka-chun said that apart from collecting drinking water samples from predetermined sampling points, the WSD also collected drinking water samples from designated locations at a number of streets and buildings selected randomly from various districts. The department's regular monitoring data showed that the level of lead and other heavy metals in all drinking water samples conformed to the standard set out in the Guidelines for Drinking-water Quality recommended by World Health Organization ("WHO") in 2011 ("WHO standard").

65. The Chairman asked whether the WSD had adopted the said water quality monitoring mechanism for the testing of heavy metals (including lead) in drinking water before the lead in drinking water incident.

66. Mr YAN Ka-chun said that the WSD had all along been adopting the said water quality monitoring mechanism.

67. The Chairman asked whether the WSD had all along been collecting water samples from consumers' taps for laboratory test.

68. Mr YAN Ka-chun responded that apart from collecting drinking water samples from predetermined water taps, the WSD also collected drinking water samples from streets and buildings selected randomly in various districts. The staff of the department would collect water samples from the taps in the communal areas managed by the management company so as not to cause inconvenience to households and to save the departmental officer's trouble of unsuccessful visits if no one answered the door. The water samples were representative enough and all of them met the WHO standard.

69. The Chairman enquired of the representatives of the WSD whether the Government would consider collecting water samples from consumers' taps for laboratory test after the lead in drinking water incident.

70. Mr LAU Wai-leung said that in view of the growing concern over safety on drinking water, the WSD would consider reviewing the coverage of drinking water sampling points

with the advisory committee of the Quality Water Supply Scheme for Buildings – Fresh Water (“Quality Scheme”). Upon completion of the review, the department might consider collecting water samples from consumers’ taps directly for laboratory test apart from the taps in the communal areas in buildings.

71. The Chairman enquired about the number of cases of excessive lead in drinking water in YTM District.

72. Mr LAU Wai-leung responded that according to the information of the WSD, no case of excessive lead in drinking water was recorded in the public housing estates in YTM District so far. The department did not receive any complaints about excessive lead in drinking water from private buildings in the district and it would certainly take follow-up action upon receipt of such complaints.

73. The Chairman asked whether the WSD would consider monitoring the process of tests conducted by individual buildings.

74. Mr LAU Wai-leung responded that the department would definitely follow up on any complaints about excessive lead in drinking water in private buildings.

75. The Vice-chairman would like to know in which areas the WSD mainly collected drinking water samples. She hoped the department would not only concentrate on areas in the vicinity of housing estates where excessive lead in drinking water was found. Moreover, she agreed that the department should collect drinking water samples directly from consumers’ taps so as to assure the public that the water was safe to drink.

76. Ms KO Po-ling would like to know from which part of a building the drinking water samples with excessive lead were collected, whether the drinking water samples tested under the Quality Scheme of the WSD were mainly collected from the water tanks of buildings and whether consumers’ taps were included in the scope of sample collection. Moreover, she asked the relevant departments whether the sources of problematic drinking water samples at present were limited to buildings completed in recent years.

77. Mr Benny CHING said that following the incident of excess lead in drinking water, many residents in YTM District worried that the drinking water from water taps might contain excessive lead. The OC of their building intended to appoint contractors on its own to conduct water sampling tests. He asked from which part of a building the OC should collect drinking water samples to arrive at a more accurate result.

78. Mr Benjamin CHOI was glad to hear that no case of excessive lead in drinking water had been reported in YTM District so far. He asked other than lead, which impurities in drinking water would harm human health according to the WHO guidelines. He thanked the relevant government departments for actively following up and reviewing the incident of excessive lead in drinking water.

79. Mr CHUNG Kong-mo said that he had confidence in the WSD’s work in monitoring water safety. As drinking water had to pass through various pipes and water tanks of buildings before arriving at consumers’ taps and might be contaminated during the water supply process, he hoped the department could investigate the source of the problem as soon as possible. He pointed out that the Government had reminded the public to run the water

tap for one to two minutes when using drinking water in order to flush out harmful impurities for risk reduction, but this might result in higher water tariffs for household consumers. He said that water tariff was calculated based on water consumption and the first tier of water consumption was free of charge. He asked whether the Government would consider raising the free water allowance.

80. Mr HAU Wing-cheong considered the drinking water supplied by the WSD safe and there was no need for the public to worry too much. He said that property management companies would suspend water supply for several hours from time to time when washing water tanks and the public also got used to running the water tap until water became clear upon resumption of water supply. He opined that this practice could effectively reduce the risk of drinking water with excessive lead.

81. Mr Kevin LEE responded as follows:

- (i) The Quality Scheme was launched as early as 2002. It was a voluntary scheme with an aim to encourage owners and property managers to maintain their plumbing systems properly to ensure that drinking water supply met the WHO standard for public consumption. Drinking water was delivered to consumers' taps through the internal plumbing systems of buildings and thus the hygiene conditions of the systems directly affected the quality of tap water.
- (ii) The assessment criteria of the Quality Scheme included: (1) internal plumbing systems must be inspected at least once every three months; (2) water tanks must be cleansed at least once every three months; (3) drinking water samples must be taken and tested for specified items.
- (iii) The existing items for testing included pH value, colour, turbidity, conductivity, iron, Escherichia coli and total coliforms. As the Quality Scheme targeted the maintenance of internal plumbing systems and aimed to encourage property managers to properly manage and maintain the systems, lead was not included in the test. The existing items for testing were determined after study and repeated discussion of the Advisory Committee on the Quality of Water Supplies ("the Advisory Committee") (i.e. the predecessor of the Advisory Committee on Water Resources and Quality of Water Supplies).
- (iv) The existing scheme required applicants to provide at least one sample of drinking water collected from any water tap after passing through water tanks. Applicants were not required to collect samples from consumers' taps.
- (v) As the drinking water problem had aroused public concern on heavy metals, the Working Group on Quality of Water in Buildings under the Advisory Committee would review the Quality Scheme at the forthcoming meeting to consider adding tests for heavy metals (including lead) and increasing the scope and size of drinking water samples.

82. Mr LAU Wai-leung said that the scope of the WSD's routine water quality monitoring mechanism covered the water supply locations throughout the territory. However, the staff of the department would systematically select representative locations for

drinking water sample collection due to manpower and resources constraints. Samples were collected from fixed or randomly determined points. The department would collect samples from some major pipes or water taps frequently used by the public, and other representative points randomly selected. Having regard to the growing public concern on water safety, the department would review the sampling method of drinking water to improve the routine water quality monitoring mechanism in future.

83. Mr YAN Ka-chun added that the WSD had a computer programme for randomly selecting drinking water sampling points. The programme had a database of most of the streets and buildings in Hong Kong, and a certain number of streets and buildings would be drawn regularly. The staff of the department would collect drinking water samples from the communal areas and buildings on those streets. In general, the staff of the department would first approach the building management staff at the management office of the building about the suitable sampling points. Although water samples were usually collected from the taps in the communal areas managed by the management company, the staff of the department would also collect water samples from consumers' taps if they were allowed entry into residents' flats.

84. The Chairman thanked the representatives of the relevant government department for joining the discussion on this item.

Item 6: Any Other Business

“The City-Wide Cleansing Campaign 2015”

85. Mr Thomas CHAN said that:

- (i) The Government had launched the “City-Wide Cleansing Campaign 2015” (“Cleansing Campaign”) in August 2015 to enhance public awareness about environmental hygiene. The YTMDO would engage private cleansing contractors to remove rubbish and carry out cleansing at the common areas of around 30 selected “three-nil” buildings in the district with relatively poor environmental hygiene from late August to 30 September (30 working days in total).
- (ii) Only around 30 buildings would be chosen for the campaign due to resource constraints. Buildings to be chosen should meet the following requirements: (1) three-nil buildings (those without OCs, residents’ organisations or property management companies); (2) aged 40 years or above; (3) had an annual average rateable value less than \$120,000; and (4) cleaners could have free entry into the building (e.g. buildings with no gate or the gate was always open).
- (iii) Although the department hoped to select suitable target buildings from all 17 constituencies, it had failed to do so in four constituencies, namely Tsim Sha Tsui West (E01), Charming (E05), Fu Pak (E07) and Olympic (E08), due to their district characteristics.
- (iv) The YTMDO would pay visits to the buildings concerned on the night of the

cleansing work, and would distribute cleansing packs to residents and remind them to keep living environment clean. The YTMDO would take the opportunity to gauge residents' views on the cleansing work and encourage them to form an OC or residents' organisation to jointly manage the building.

86. Mr HAU Wing-cheong asked how the YTMDO would choose suitable buildings from the numerous old buildings in YTM District for cleansing and rubbish clearance.

87. Mr Thomas CHAN said that due to the tight time frame, the YTMDO mainly chose the buildings according to the said four criteria, namely: (1) three-nil buildings; (2) aged 40 or above; (3) had an annual average rateable value less than \$120,000; and (4) cleaners could have free entry into the building (e.g. buildings with no gate or the gate was always open). He called on Members to provide the YTMDO with a list of buildings with poor environmental hygiene in their constituency, if any. The YTMDO would conduct an inspection to determine whether the buildings would be included in the list of target buildings before the contractor carried out cleansing. Furthermore, the YTMDO would write to notify the owners and residents of the buildings, with a copy to the Councillor of the constituencies concerned, before the day of cleansing and the visits to the buildings.

88. Mr HAU Wing-cheong enquired how to obtain the list of target buildings.

89. Mr Thomas CHAN said that he could give the list of target buildings to the Secretariat after the meeting for distribution to Members for reference. However, that would be a preliminary list subject to finalisation upon inspection. In case the staff of the YTMDO was not allowed by the owners or residents of the buildings to enter the buildings and carry out cleansing work, they would leave the buildings.

(Post-meeting note: The Secretariat distributed the list of target buildings to Members on 19 August 2015.)

90. Mr CHIN Chun-wing said that one of his elderly relatives had received a call from a swindler who claimed that a test for lead in drinking water could be provided free of charge. The relative might have suffered property loss or even hazard of life if he was so unwary as to allow the swindler to enter his flat. He enquired how the public could avoid falling victim to deception and what they could do in case of such incidents.

91. The Chairman responded that the public should report any deception cases to the police immediately.

92. Mr CHUNG Kong-mo said that the old buildings in several constituencies, including Charming, were not included in the list of target buildings of the Cleansing Campaign. He indicated that there were 20 old buildings in Charming and the hygiene condition of some of them needed improvement. He would discuss with the YTMDO after the meeting to see if some of them would be inspected.

(Post-meeting note: The YTMDO successfully chose one three-nil building with poor environmental hygiene in Charming, based on the information provided by Mr CHUNG Kong-mo.)

93. There being no other business, the Chairman thanked Members for their efforts and

contribution to the HBMC of the current term DC. The meeting was adjourned at 4:32 p.m.

Yau Tsim Mong District Council Secretariat
September 2015

致：油尖旺區議會轄下
房屋事務及大廈管理委員會

要求政府增加對舊樓業主在大廈管理與維修上的支援

就鍾港武議員、關秀玲議員、劉柏祺議員及蔡少峰議員要求政府增加對舊樓業主在大廈管理與維修上的支援，民政事務總署(民政總署)謹覆如下。

管理大廈是業主的責任，然而，政府一直致力以多管齊下的措施，推動、鼓勵和協助業主成立合適的組織(例如業主立案法團(法團))，以及提供所需支援，協助業主履行管理大廈的責任。民政總署轄下的18區民政事務處(民政處)設立了地區大廈管理聯絡小組(聯絡小組)，為業主／法團提供專設的支援服務。聯絡小組主動接觸法團和業主提供支援，包括協助業主根據《建築物管理條例》(第344章)成立法團，出席業主／法團會議以提供意見和協助，舉辦訓練課程和工作坊，以及協助調解糾紛等。

為舊樓法團提供的支援

(一) 關愛基金 - 舊樓業主立案法團津貼計劃

為支援樓齡高但租值低的樓宇業主改善大廈管理，民政總署為關愛基金推行「舊樓業主立案法團津貼計劃」(「關愛基金」津貼計劃)，為舊樓法團提供津貼，以促進良好的大廈管理，並藉以鼓勵更多“三無大廈”(沒有法團、互委會及物業管理公司的大廈)業主成立法團。該項計劃由2012年10月起推行，為期三年。合資格的法團可在推行期間，就法團購買第三者風險保險、消防裝置及電力設備定期進行例行檢查及清理走火通道等支出申領津貼。

在過去一年，油尖旺區共有248個法團申請了「關愛基金」津貼計劃，其中221個法團已獲批核。

為舊樓業主及法團提供的其他支援

除上述計劃外，民政總署近年也推出一系列的措施，為舊樓業主／法團提供適切的專業支援。

(二) 大廈管理專業顧問服務計劃

為加強支援私人大廈特別是“三無大廈”及舊樓法團的需要，委聘專業的物管公司，為目標大廈的消防、電力、喉管、外牆及其它公用設施進行管理檢核，協助成立法團，申請各項資助或貸款計劃，以及跟進相關的法定命令與所涉及的維修／裝置工程和投標工作等。

(三) 居民聯絡大使計劃

為協助舊樓業主成立法團和妥善處理日常管理，民政總署在這些舊樓招募「居民聯絡大使」，協助政府部門聯絡其所居住大廈的居民，共商日常大廈管理、保安和消防安全等事宜。居民聯絡大使不但有助改善大廈管理，並會向有關政府部門反映大廈潛在的安全問題，以便迅速跟進。

(四) “顧問易”大廈維修諮詢服務計劃

民政總署於 2014 年 4 月與香港測量師學會、香港工程師學會及香港建築師學會合作，推出為期一年的“顧問易”大廈維修諮詢服務計劃，由專業學會組成的專家小組，義務為有意進行大廈維修，但缺乏物管公司支援的合資格法團聘任合適的工程顧問公司／認可人士，就草擬招標／合約文件及分析標書方面，提供深入和度身訂造的專業意見，協助法團開展維修工程。

由於不少參與該項計劃的法團仍在籌劃大廈維修工程，民政總署取得三個學會的同意，把計劃延長一年至 2016 年 3 月，繼續為參與計劃的法團提供服務，以及讓更多合資格的法團受惠。此外，民政總署也為法團舉辦專題講座，講解如何聘任工程顧問公司／認可人士。

(五)大廈管理免費法律諮詢服務

民政總署於 2015 年 1 月，在香港律師會的支持下，向業主和法團提供與大廈管理有關法律事宜的免費法律諮詢服務。

(六)大廈管理糾紛顧問小組

為協助業主和法團解決大廈管理糾紛，尤其是持久和難以解決的個案，民政總署在 2011 年 10 月成立了“大廈管理糾紛顧問小組”，為各區民政事務處轉介的個案提供意見解決糾紛。顧問小組由不同背景的專業人士組成，包括律師、會計師、測量師和物業經理。

(七)大廈管理義務專業調解服務試驗計劃

若爭議雙方同意，民政總署也會轉介他們參予“大廈管理義務專業調解服務試驗計劃”。該項計劃由民政總署與香港調解會和香港調解中心於 2015 年 3 月合作推出，為爭議雙方提供專業調解服務，以期通過調解達成和解協議。

(八)“菁英領導研習班”及“大廈管理之友”

為深化法團管委會委員對其權責的認識，使他們能更有效地履行其職責，民政總署由 2011 年開始，特別委聘大專院校為法團管理委員會委員舉辦“菁英領導研習班”，深入講解有關大廈管理的知識；以及進階課程，由資深律師，就大廈管理常見問題(例如滲水、違例搭建物等事宜)與學員深入探討，讓學員了解相關法例的規定及案例，以便日後更有效處理相關問題。

此外，民政總署也為畢業學員成立了“大廈管理之友”，透過定期的聚會，分享及交流大廈管理經驗，並不時舉辦外展活動，由畢業學員擔任“民間導師”，在社區上宣揚妥善管理大廈的訊息。

有關樓宇維修的教育及宣傳活動

提供樓宇維修服務，並非本署的職權範圍，但我們一直致力在樓宇維修方面推行教育及宣傳活動，與廉政公署（廉署）、警務處、市區重建局和香港房屋協會等攜手合作，為法團和業主就樓宇維修方面提供防貪和防罪資訊，並就樓宇維修工程的招標提供指引。

各區民政處也會鼓勵業主積極參與樓宇維修工作，及早了解維修詳情，並出席業主大會，共同商議維修方案，避免爭議以至非法活動的發生。「圍標」可能涉及違法行為。如業主發現有不法之徒企圖以不正當手段影響樓宇維修工程的進行，民政處職員會建議業主向執法部門（例如警方和廉署）舉報。

民政總署將透過製作一系列電視宣傳短片、派發專題單張及舉行大廈維修專題講座，就大廈管理與維修進一步加強公眾教育，鼓勵業主維護自己的權益，積極參與法團業主大會及樓宇維修工作，並遵照《建築物管理條例》的規定聘請工程顧問及維修承辦商。

民政事務總署

2015 年 8 月

本函檔號：CCD/CDD/YTM-HBMC/20150805



九龍旺角聯運街 30 號
旺角政府合署 4 樓
油尖旺區議會
房屋事務及大廈管理委員會
秘書處
(經辦人：關明慧女士)

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(vivian_mw_kwan@had.gov.hk)

關女士：

關於：2015 年 7 月 29 日

題為「要求政府增加對舊樓業主在大廈管理與維修上的支援」之文件

謝謝 貴委員會於今年 7 月 31 日轉交標題文件予市區重建局(下稱：「本局」)，並邀請本局派出代表出席今年 8 月 13 日的會議。本局現謹就標題文件內所提及的相關事宜作以下回覆。

自 2013 年 4 月 1 日起，本局已將「樓宇維修綜合支援計劃」(下稱：「綜合支援計劃」)的服務範圍擴展至全九龍，當中包括油尖旺區。為加強推廣及協助油尖旺區內目標大廈申請綜合支援計劃，本局聘請了「旺角街坊會陳慶社會服務中心」及「油麻地居民權益關注會」兩個非牟利機構作為合作伙伴，為大角咀、旺角、油麻地及尖沙咀等區內的目標樓宇提供服務。而為配合新增地區可能收到的申請，本局亦已進行適當人手調配，以維持服務質素。

為了讓有需要協助的舊樓業主獲得最佳的支援及資助，本局於 2015 年 7 月 1 日起優化及整合了綜合支援計劃，包括新增每戶最高\$1,500 的環保項目津貼，例如以環保油漆粉飾外牆，以鼓勵大廈業主進行有利於保護環境的維修工程。





此外，本局亦會繼續強化樓宇復修資訊平台，包括「樓宇復修資訊通」網站、「樓宇維修支援計劃熱線」，以及「市建一站通」等，以方便業主獲得更多與樓宇維修相關的資訊，並在有需要時協助大廈申請相關的資助計劃。

本局將會派代表出席 貴委員會今年 8 月 13 日的會議，回答議員的查詢。

A handwritten signature in black ink, which appears to read '黃永泰' (Wong Yung Tai), is centered below the text.

市區重建局
社區發展總監 黃永泰

2015 年 8 月 5 日



水務署
Water Supplies Department

長沙灣辦事處
Cheung Sha Wan Office

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Facsimile 2386 7813

檔號
Reference (4) in WSD/GRG 1-55/15/8 Pt. TJ(27)

來函檔號
Your Reference

香港聯運街30號
旺角政府合署地下、1樓、4樓及6樓
油尖旺區議會秘書處
房屋事務及大廈管理委員會秘書

關小姐：

水務署
就油尖旺區議會房屋事務及大廈管理委員會第16/2015號文件
「有關：油尖旺樓宇食水安全問題」所作的書面回應

本署就 貴處於 2015 年 7 月 31 日致水務署的電郵，關於油尖旺區議會房屋事務及大廈管理委員會第 16/2015 號文件中的提問作出以下回應。

1. 水務署訂有一個全面的水質恆常監測機制。水務署分別從集水區、接收東江水的抽水站、水塘、濾水廠、配水庫、食水分配系統以至用戶的水龍頭處抽取樣本進行不同化驗包括鉛及其他重金屬含量，監測水質，保障公眾健康。一直以來，水務署的恆常監測數據顯示，所有食水樣本均完全符合世界衛生組織 2011 年所訂《飲用水水質準則》(WHO 2011) 的標準。
2. 市民可安裝符合美國 NSF 53 標準有除鉛效能認證的濾水器，有關濾水器可以有效減少食水中的鉛含量。最近報章及互聯網均有介紹市面上合乎上述標準的濾水器，有需要的市民可考慮自行選購。
3. 水務署提供的食水，完全符合「世界衛生組織」飲用水水質指引。而妥善維修大廈的供水系統，有助創造健康的用水環境，及向大眾提供可靠優質的食水。水務署推出「大廈優質供水認可計劃－食水」的主旨是為鼓勵業主及物

業管理人妥善維修樓宇供水系統，確保客戶得享優質自來水，同時避免大廈的供水系統出現故障。上述計劃的評核準則包括(i)至少每三個月檢查一次水管系統；(ii)水箱至少每三個月要清洗一次；和(iii)抽取水樣本並按指定項目進行測試。就計劃的水樣本測試而言，現行的測試項目包括酸鹼值、色度、混濁度、導電率、鐵、埃希氏大腸桿菌及總大腸桿菌。由於近日食水問題引發公眾對重金屬的關注，本署會積極考慮於檢討上述計劃時，加入重金屬(如鉛)的測試。另外，根據衛生防護中心所言，退伍軍人桿菌通常在有水環境內自然存在，而世界衛生組織的《飲用水水質準則》，亦沒有要求化驗退伍軍人桿菌，故上述測試並不包括退伍軍人桿菌。

多謝委員會的邀請，本署客戶服務部工程師李康年先生、九龍區工程師劉偉良先生及水務化驗師甄家俊先生會出席委員會在 2015 年 8 月 13 日舉行的會議，解答委員的提問。

水務署九龍區總工程師



(劉偉良

代行)

2015年8月6日



水務署
Water Supplies Department

長沙灣辦事處
Cheung Sha Wan Office

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檔號
Reference (4) in WSD/GRG 1-55/15/8 Pt. TJ(27)

日期
Date 6 August 2015

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Your Reference

Housing and Building Management Committee
Yau Tsim Mong District Council
Ground floor, 1st, 4th and 6th floors,
Mong Kok Government Offices,
30 Luen Wan Street,
Mong Kok, Kowloon
(Attn. : Miss Vivian KWAN - Secretary of HBMC)

Dear Miss KWAN :

Water Supply Department's Written Reply for
Yau Tsim Mong Housing and Building Management Committee (YTMHBMC)
Paper No. 16/2015
"Concern over Safety of Drinking Water in Buildings in YTM District"

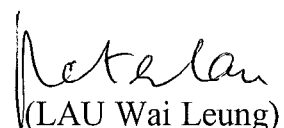
We refer to your email dated 31 July 2015 enclosing YTMHBMC paper no. 16/2015. In response to the enquiry on the paper, we would like to provide our reply as below –

1. The Water Supplies Department (WSD) has a comprehensive programme to monitor the water quality throughout the entire supply and distribution system by taking water samples from water gathering grounds, pumping station receiving Dongjiang water supply, impounding reservoirs, water treatment works, service reservoirs, distribution network and customers' taps for different kinds of analyses including lead and other heavy metals to safeguard public health. The quality of treated water in Hong Kong complies fully with the World Health Organisation's (WHO's) Guidelines for Drinking-water Quality published in 2011 (WHO 2011).

2. Customer may install water filters with lead reduction function complying with American Standard NSF 53 for effective reduction of lead content in fresh water. Recently, there is news in newspapers and the Internet introducing various types of water filters complying with the above standard/requirement. Customers may make reference to the available information to buy the water filters to suit their needs.
3. The fresh water provided by the WSD complies fully with the Guidelines for Drinking-watering Quality recommended by WHO. Well-maintained water plumbing systems could help create a healthy environment for water consumption and provide good quality water to the customers. WSD launched the "Quality Water Supply Scheme for Buildings – Fresh Water" to encourage building owners and property managers maintaining their plumbing systems properly to ensure good quality of water at the taps and avoid failures in the inside service. The assessment criteria of the above scheme include (i) inspection of plumbing systems at least once every 3 months, (ii) cleansing of water tanks at least once every 3 months and (iii) testing of water samples for specified parameters. For the water sample testing, the current testing parameters include pH value, colour, turbidity, conductivity, iron, E. Coli and Total Coliform. In view of the recent issue of potable water that has aroused the public concern on heavy metal, the WSD will review the scheme and consider including lead content as one of the testing parameters. On the other hand, according to WHO, Legionella bacteria are commonly found in natural and man-made water environments worldwide, and no health-based guideline or standard has been set for Legionella bacteria in drinking water by the WHO's Guidelines for Drinking-water Quality. As a result, routine monitoring of Legionella bacteria in drinking water is not carried out.

Thank you for your invitation. Our Engineer/Customer Services Division – Mr. LEE Hong Nin, Engineer/Kowloon Region – Mr. LAU Wai Leung and Waterworks Chemist – Mr. YAN Ka Chun will be pleased to attend the YTMHBMC meeting to be held on 13 August 2015 to answer enquiries from committee members.

Regards,



(LAU Wai Leung)
for Chief Engineer/Kowloon
Water Supplies Department