

樓宇安全及復修資助計劃 加強措施

Enhancement of Building Safety
and Rehabilitation Subsidy Schemes



大廈維修及安全的政策

Policy on Building Maintenance and Safety

- 全港私人樓宇約44 000幢，當中約35 000幢為住用
There are some 44 000 private buildings in the territory of which some 35 000 are for domestic use
- 適時、妥善的大廈維修，是業主的基本責任
Timely and proper maintenance of a building is the primary responsibility of owners
- 不同條例規管大廈維修及安全的標準，如《建築物條例》(第123章)、《消防安全(建築物)條例》(第572章)
Maintenance and safety standards of buildings are regulated by different legislations, e.g. Buildings Ordinance (Cap. 123) and Fire Safety (Buildings) Ordinance (Cap. 572)

協助有需要業主進行大廈維修及改善安全

Building Maintenance and Safety Schemes for Needy Owners

- 了解部分業主有實際困難履行其責任

Recognise some owners have practical difficulties in fulfilling their responsibility

- 與伙伴機構（如市區重建局、香港房屋協會）合作，推出多項樓宇安全及復修計劃，為有需要業主提供財政及技術支援

Work with partnering organisations (such as Urban Renewal Authority and Hong Kong Housing Society) to provide technical and financial assistance to owners in need through various building safety and rehabilitation schemes



加強措施

Enhancement Measures

	增撥資源 Additional commitment	預計增加受惠大廈/ 升降機/業主 Expected number of buildings/lifts/owners to be benefited
樓宇更新大行動2.0 Operation Building Bright 2.0	30 億元 + 30 億元 \$3 billion + \$3 billion	2 500 大廈 → 5 000 大廈 2 500 buildings → 5 000 buildings
消防安全改善工程資助計劃 Fire Safety Improvement Works Subsidy Scheme	20 億元 + 35 億元 \$2 billion + \$3.5 billion	2 000 大廈 → 超過 5 500 大廈 2 000 buildings → over 5 500 buildings
優化升降機資助計劃 Lift Modernisation Subsidy Scheme	25 億元 + 20 億元 \$2.5 billion + \$2 billion	5 000 升降機 → 8 000 升降機 5 000 lifts → 8 000 lifts
長者維修自住物業津貼計劃 Building Maintenance Grant Scheme for Elderly Owners	10 億元 + 20 億元 \$1 billion + \$2 billion	約 25 000 業主 Around 25 000 owners

行業人手需求

Workforce Demand

- 擴大資助計劃需考慮行業承受能力
Need to consider industry capacity when expanding the subsidy schemes
- 初步檢視，除升降機技工外，其他與資助計劃相關的行業未見明顯人手短缺
A preliminary assessment concludes that save for lift workers, there is no noticeable manpower shortage in trades related to the subsidy schemes
- 與建造業議會協作，透過培訓為有需要行業注入新血；於資助計劃中已預留撥款
Collaborate with the Construction Industry Council to arrange training for relevant trades to attract new blood; funding has been reserved for the purpose



樓宇更新大行動 2.0

Operation Building Bright 2.0

- 《2017年施政報告》中宣布，
目標為保障公眾安全
Announced in 2017 Policy Address with
the objective of safeguarding public safety
- 涉及 30 億元，讓約2 500 幢樓
宇於5年內展開更新工作
Total commitment at \$3 billion, enabling
around 2 500 buildings to commence
rehabilitation works within 5 years



樓宇更新大行動 2.0

Operation Building Bright 2.0

➤ 合資格樓宇 Eligible Buildings

- ❑ 私人住用樓宇
Private domestic buildings
- ❑ 樓齡達 50 年
Aged 50 years or above
- ❑ 樓宇平均應課差餉租值較低
Relatively low average rateable values

➤ 遵辦強制驗樓計劃要求的訂明檢驗和修葺 Conduct prescribed inspection and repair works under Mandatory Building Inspection Scheme (MBIS)



樓宇更新大行動 2.0

Operation Building Bright 2.0

工作進度 Work Progress

- 首輪共接獲約 480 幢第一類別樓宇有效申請
Received valid applications from some 480 Category 1 buildings in the first round application
- 屋宇署每年揀選 250 幢第二類別樓宇
Buildings Department has been identifying around 250 Category 2 buildings on a yearly basis



	截至 2019 年 8 月底已展開 訂明檢驗或修葺的樓宇數目 As at 31 August 2019, no. of buildings with prescribed inspection / repair commenced	預計至 2020 年底展開 訂明檢驗或修葺的樓宇數目 Projected no. of buildings with prescribed inspection / repair commenced by end of 2020
第一類別樓宇 Cat. 1 bldg.	99	400
第二類別樓宇 Cat. 2 bldg.	236	600
總數 Total	335	1 000

樓宇更新大行動 2.0

Operation Building Bright 2.0

未來路向 Way Forward

- 額外撥款 30 億元，預計可再惠及 2 500 幢樓宇
Inject \$3 billion, expect to benefit another 2 500 buildings
- 第二輪申請於明年第三季進行
Second round application to launch in Q3 2020



樓宇更新大行動 2.0

Operation Building Bright 2.0

未來路向 Way Forward

➤ 申請資格 Eligibility Criteria

- ❑ 接受所有樓齡達 50 年的合資格大廈 (無論是否有仍未遵辦的強制驗樓通知書)

Accept applications of all eligible buildings aged 50 years or above (Regardless of whether there are MBIS notice(s) not yet complied with)

- ❑ 放寬接受樓齡達 40 至 49 年而仍未遵辦強制驗樓通知書的合資格大廈

Relax criteria by accepting applications of eligible buildings aged 40 to 49 years with outstanding MBIS notice(s)

樓宇更新大行動 2.0

Operation Building Bright 2.0

未來路向 Way Forward

- 目標於7年內展開所有參與行動樓宇的訂明檢驗或修葺工作
Target to commence prescribed inspection or repair works of all participating buildings within 7 years

年份 Year	直至2019 Up to 2019	2020	2021	2022	2023	2024	2025	總計 Total
展開訂明檢驗或修葺的樓宇數目 No. of buildings with prescribed inspection / repair commenced	500	500	700	750	850	850	850	5 000

消防安全改善工程資助計劃

Fire Safety Improvement Works Subsidy Scheme

- 《2017年施政報告》中宣布，目標為資助舊式綜合用途樓宇業主，履行《消防安全（建築物）條例》（第572章）下提升消防安全的要求

Announced in 2017 Policy Address; aims at subsidising owners of old composite buildings to undertake fire safety enhancement measures as required by the Fire Safety (Buildings) Ordinance (Cap. 572)

- 涉及 20 億元，預計惠及約 2 000 幢樓宇

Total commitment at \$2 billion; expected to benefit about 2 000 buildings



消防安全改善工程資助計劃

Fire Safety Improvement Works Subsidy Scheme



➤ 涵蓋的工程範圍：樓宇公用地方的消防安全工程，例如 –

Scope of Works covered : Fire safety works in common areas of building, e.g. –

- ❑ 提供或改善消防裝置及設備 (例如自動花灑系統、消防栓及喉轆系統、手控火警警報系統)

Provision or improvement of fire service installations and equipment (e.g. automatic sprinkler system, fire hydrant and hose reel system, manual fire alarm system)

- ❑ 改善消防安全建造 (例如提供或更換防火門)

Improvement of fire safety construction (e.g. provision or replacement of fire doors)

➤ 資助水平：工程和顧問費用的六成，上限視乎樓宇層數

Level of subsidy: 60% of the costs of works and consultancy fees, cap depending

13 on number of floors

消防安全改善工程資助計劃

Fire Safety Improvement Works Subsidy Scheme

➤ 合資格樓宇

Eligible Buildings

- ❑ 第572章下的目標綜合用途樓宇
Target composite buildings under Cap. 572
- ❑ 樓宇平均應課差餉租值較低
Of relatively low average rateable values
- ❑ 消防處及屋宇署已發出「消防安全指示」
Fire Safety Directions issued by the Fire Services Department and the Buildings Department
- ❑ 成立業主立案法團或業主委員會，或全部業主同意
Establishment of Owners' Corporation or Owners' Committee, or consent of all owners



消防安全改善工程資助計劃

Fire Safety Improvement Works Subsidy Scheme

工作進度 Work Progress

- 20億元的撥款可惠及約 2 000幢樓宇
\$2 billion of funding can benefit about 2 000 buildings
- 2018年7月至10月的申請期內收到約2 570宗申請
Received about 2 570 applications during the application period from Jul to Oct 2018
- 約有2 430 宗申請（94%）符合基本資格（涉及約2 600幢樓宇）
About 2 430 applications (94%) meet the eligibility criteria (involving about 2 600 buildings)
- 約 600幢樓宇暫列於候補名單
About 600 buildings are on waiting list

消防安全改善工程資助計劃

Fire Safety Improvement Works Subsidy Scheme

未來路向 Way Forward

- 額外撥款35億元，預期可惠及超過3 500幢目標綜合用途樓宇
Provide additional funding of \$3.5 billion, expected to benefit over 3 500 target composite buildings
- 下一輪申請預計於2020年年中推出
Next round of application expected to launch in mid-2020
- 預計每年約450幢樓宇展開工程
About 450 buildings expected to commence works each year

優化升降機資助計劃

Lift Modernisation Subsidy Scheme

- 機電署**2011**年推出《優化升降機指引》，屬自願性質，進度並不顯著
EMSD promulgated the “Guidelines for Modernising Existing Lifts” in 2011. The modernisation works are not mandatory and progress of implementation is not significant
- 《**2018**年施政報告》中宣布動用**25**億元，推行優化升降機資助計劃，以提供經濟誘因，推動提升舊式升降機的安全水平
Announced in 2018 Policy Address the launching of the \$2.5 billion Lift Modernisation Subsidy Scheme, providing financial incentive to facilitate enhancement of the safety of aged lifts



優化升降機資助計劃

Lift Modernisation Subsidy Scheme

- 首輪申請接獲約1 200宗申請，共涉及約5 000部升降機，反應非常踴躍
About 1 200 applications, involving about 5 000 lifts, were received in the first-round application. The responses were very encouraging

擴大優化升降機資助計劃

Expansion of Lift Modernisation Subsidy Scheme

額外20億元

3 000 部舊式升降機

Extra \$2 billion

3 000 aged lifts

25億元

5 000 部舊式升降機

\$2.5 billion

5 000 aged lifts

45億元

8 000 部舊式升降機

\$4.5 billion

8 000 aged lifts

擴大優化升降機資助計劃

Expansion of Lift Modernisation Subsidy Scheme

➤ 建議擴大資助舊式升降機數量

Proposed additional number of aged lifts to be subsidised

財政年度 Financial Year	19-20	20-21	21-22	22-23	23-24	24-25	25-26	總數 Total
升降機數量 No. of Lifts	600	800	900	900	900	900	--	5 000
額外升降機數量 No. of Additional Lifts	--	100	200	300	400	500	1 500	3 000
總數 Total	600	900	1 100	1 200	1 300	1 400	1 500	8 000

擴大優化升降機資助計劃

Expansion of Lift Modernisation Subsidy Scheme

- 強化資助計劃，由市區重建局委聘非政府機構為有需要住戶（例如長者和殘疾人士）提供外展服務

Strengthen the Scheme through engagement of NGOs by the Urban Renewal Authority to provide outreach services to needy residents (e.g. the aged and the disabled)



長者維修自住物業津貼計劃

Building Maintenance Grant Scheme for Elderly Owners

➤ 2008年推出；總額為 10 億元

Launched in 2008 with a commitment of \$1 billion

➤ 為合資格長者自住業主提供最高 4 萬元資助

Provides eligible elderly owner-occupiers with a maximum grant of \$40,000

➤ 可用於大廈外牆、公用地方或單位內指定工程

Covers specified works on buildings' external walls, in common areas or inside flats



長者維修自住物業津貼計劃

Building Maintenance Grant Scheme for Elderly Owners



長者維修自住物業津貼計劃

Building Maintenance Grant Scheme for Elderly Owners

➤ 原則上批准個案：超過 26 500 宗

No. of approval-in-principle cases : more than 26 500 cases

➤ 已發放或承諾發放津貼額：6.7 億元

Grants released or committed : \$670 million

長者維修自住物業津貼計劃

Building Maintenance Grant Scheme for Elderly Owners

未來路向 Way Forward

➤ 增加撥款20億元，惠及更多有需要自住業主
Inject \$2 billion to help more owner-occupiers in need

➤ 加強措施 Enhancement measures

□ 擴大受助人範圍 Expand the scope of beneficiaries

□ 增加資助上限 Increase the level of subsidy

□ 放寬長者資產限額 Increase the asset limit for elderly applicants



未來路向

Way Forward

- 2019年12月或2020年1月諮詢立法會相關事務委員會
Consult relevant LegCo panel in Dec 2019 or Jan 2020
- 爭取2020年上半年獲批撥款，待立法會批准撥款後接受新申請或處理已有申請；同期進行宣傳
Aim at obtaining funding approval in the first half of 2020, followed by accepting new or processing existing applications; conduct public promotion in parallel
- 2020年內開始批出申請
Release application results from 2020 onwards