

(Translation)

**Hon CHONG Ho-fung's motion on
“Improving the management of building maintenance works”**

Wording of the Motion

That building maintenance is a long-standing, big and difficult issue which has deeply plagued minority owners; suspected bid-rigging in building maintenance works has been heard from time to time, not only driving up the works costs but also potentially compromising works quality, subsequently leading to safety incidents threatening the lives and safety of the public; in this connection, this Council urges the Government to comprehensively reform the building maintenance regime and procedures, rigorously crack down on bid-rigging in building maintenance works, enhance the specification requirements of works materials, and step up inspections of building maintenance work sites as well as monitoring of the construction process, with measures including:

- (1) studying the promotion of splitting the functions of engineering consultants, such as having the preliminary engineering consultancy work (including the preparation, vetting and approval of tenders), as well as works supervision and acceptance, undertaken by different consultancy companies, so as to prevent conflicts of interests arising from an engineering consultant holding multiple roles simultaneously, and to reduce the opportunities for lawbreakers to conspire to engage in unlawful acts;
- (2) studying the promotion of splitting the building maintenance works contracts by directly engaging different contractors to undertake works according to the scope of works (for example, exterior walls, rooftops, fire service equipment, pipes, etc.), so as to enhance owners' bargaining power and facilitate engineering consultants' monitoring of works quality;
- (3) allocating additional resources to entrust the Urban Renewal Authority to set up a dedicated team to proactively review the qualifications and records of building maintenance works consultants and contractors, and to strengthen the monitoring of tendering and construction processes of building maintenance works, so as to ensure compliance with regulations in the vetting and approval of tenders and the authenticity of quality of works materials;

- (4) studying the refinement of the steps for conducting random checks on building maintenance works materials to guard against falsifications; the introduction of safer materials should be studied in the long run (such as replacing traditional scaffold nets with fibreglass scaffold nets);
- (5) studying the regulation of the use of inflammable materials in building maintenance work sites;
- (6) studying measures to support owners to cope with the closure of business of engineering consultants or contractors during building maintenance works; and
- (7) expediting the implementation of a total smoking ban in building maintenance work sites.