

# 樓宇復修綜合支援計劃

Integrated Building Rehabilitation Assistance Scheme (IBRAS)



# Integrated Building Rehabilitation Assistance Scheme

## Common Area Repair Works

- Mandatory Building Inspection Subsidy Scheme
- Common Area Repair Works Subsidy
- Operation Building Bright 2.0
- Fire Safety Improvement Works Subsidy Scheme
- Lift Modernisation Subsidy Scheme
- Building Drainage System Repair Subsidy Scheme

New Scheme

- Smart Tender – Building Rehabilitation Facilitating Services

## Individual Owners to apply

- Home Renovation Interest-free Loan
- Building Safety Loan Scheme
- Building Maintenance Grant Scheme for Needy Owners



## Subsidy



### Target Buildings :

Building aged 40 or above receiving Statutory Notice(s) issued by BD for Mandatory Building Inspection Scheme (MBIS) OR private residential or composite (commercial & residential) building aged 50 or above

### Applicable to :

Cost of inspection and repair works under MBIS (including consultancy fee)

### Target Beneficiaries :

Owner-occupied unit

### Subsidy for common parts of the buildings :

- 80% of the cost of relevant works, subject to a cap of HK\$40,000 per unit
- Elderly owner-occupiers aged 60 or above, 100% of the cost of the relevant works, subject to a cap of HK\$50,000 per unit

### Subsidy for private projecting structures :

- 50% of the cost of relevant works, subject to a cap of HK\$6,000 per unit





# Eligibility Criteria

## for Subsidy to Owner-occupiers ?

- Holder of valid Hong Kong identity card
- Buildings with “Approval-in-Principle Letter” granted
- The unit is solely for the purpose of self-occupation by him/her or his/her **immediate family members**

*Immediate family members” means spouse (i.e. lawful opposite-sex husband or wife), parents, children, stepchildren, dependent siblings, paternal or maternal grandparents, paternal or maternal grandchildren, stepparents, and the parents or stepparents of spouse.*

- The Applicant must not at the same time be a recipient of any public housing benefits, subsidies or allowances (e.g. holding public housing tenancy or public housing ownership with alienation restrictions)



# Application Deadline

## for Subsidy to Owner-occupiers ?

Within two months from the date of issue of the  
“Approval-in-Principle Letter”

OR

Within two months from the date of issue of the first  
“Contribution Schedule for Works for the Common Areas  
of the Building” issued by the owners’ organisation

- The latter of **which** shall be regarded as the application deadline



# Fire Safety Improvement Works Subsidy Scheme



## Target Buildings :

Composite or residential building receiving Fire Safety Directions for fire safety improvement works

## Applicable to :

Works carried out at the common parts of the building required for complying with the Fire Safety Directions (including consultancy fee)

## Level of Subsidy :

Subsidy up to 60% of the cost of the fire safety improvement works and the consultancy fees, or the corresponding cap imposed, whichever is less

Number of Storeys	Subsidy Cap (HKD)
1 – 3	230,000
4 – 6	470,000
7 – 12	790,000
13 or more	1,260,000

資助







# Lift Modernisation Subsidy Scheme

## Subsidy



### Aim

To enhance lift safety level so as to safeguard public safety

Priority of applications will be determined according to a risk-based ranking mechanism

- ❖ Lift(s) not equipped with any or all “essential safety devices”
- ❖ Age of the lift(s)
- ❖ Whether there is only one lift serving the whole building or individual floor

### Level of Subsidy :

- ✓ Subsidy up to 60% of the total cost of the works and follow-up services, a cap of HK\$500,000 per lift
- ✓ Free consultancy service/ consultancy fee subsidy at a cap of HK\$20,000 per lift for self-appointed consultant
- ✓ Eligible elderly owner-occupiers can receive subsidy of full cost of relevant works (including consultancy fee subsidy for self-appointed consultant) at a cap of HK\$50,000 per domestic unit

# Building Drainage System Repair Subsidy Scheme

## Introduction

- In response to the rising public concerns on defective drains, the government would reserve HK\$1 billion and partner with “URA” to provide technical and financial support in order to encourage/help owners of aged buildings to inspect and repair the drainage system of their buildings
- The Scheme is expected to benefit 3,100 residential or composite private buildings with age 40 years or above

**Applications accepted from 1 May 2021**



# Building Drainage System Repair Subsidy Scheme

## Target Buildings

### Category 1

- ❖ Owners or owners' organisations are prepared to organise relevant investigation and repair works for the common drainage systems
- ❖ Submit application by themselves

### Category 2

- ❖ Buildings received drainage orders for their common drainage systems
- ❖ Buildings Department (BD) will select buildings based on risk assessment
- ❖ BD exercises its statutory power to appoint work consultants and government contractors to carry out the required works on behalf of the owners

# Building Drainage System Repair Subsidy Scheme

## Eligibility Criteria for Target Buildings

- |                      |  |
|----------------------|--|
| Building<br>Criteria | <ul style="list-style-type: none"> <li>❖ Building aged 40 or above</li> <li>❖ Private residential or composite (commercial &amp; residential) building</li> </ul>  |
|                      | <ul style="list-style-type: none"> <li>❖ Works for common drains of the building carried out under Minor Works Regulation or the Buildings Ordinance (Cap. 123) and its subsidiary legislations</li> <li>❖ Up to 24 February 2021, the Buildings Department has not issued a letter to certify the receipt of a completion certificate of the works</li> </ul> |
|                      | <ul style="list-style-type: none"> <li>❖ The 2017/18 average annual rateable value of the domestic units in the building should not exceed :</li> </ul>  |
|                      | <p>Urban areas: \$162,000 (Including Shatin, Kwai Tsing &amp; Tsuen Wan)<br/>New Territories: \$124,000</p>  |

# Building Drainage System Repair Subsidy Scheme

## Subsidy

### Applicable to :

The repair or rectification works of the common drains of buildings (including consultancy fee)

### Subsidy :

A cap up to 80% of the cost of the relevant drainage system works and consultancy fee

The subsidy caps will be set depending on the number of residential units in the building as below:

No. of residential units in a building (Unit)	Subsidy cap per building (HK\$)
20 and below	120,000
21-50	250,000
51-100	450,000
101-150	600,000
151-200	750,000
201 or above	1,000,000

whichever is less



# Mandatory Building Inspection Subsidy Scheme



To subsidise the Owners Corporation or all Owners for the engagement of one Registered Inspector (RI) to carry out the prescribed inspection according to the Code of Practice for the MBIS and related regulations

Number of units	Subsidy Cap
20 or below	\$25,000
21 to 49	\$35,000
50 to 200	\$60,000
201 or above	\$100,000

- Confines to the expenses on the first Prescribed Inspection only
- Any remaining subsidy may be used to employ the same RI to conduct the Prescribed Inspection of windows in common parts





# Common Area Repair Works Subsidy

Nos. of Unit (Include non-domestic units)	20 or below	21-49	50 or above
<b>General repair works subsidy</b>	30% of the approved cost of general repair works and related consultancy fee, capped at <b>HK\$150,000</b>	20% of the approved cost of general repair works and related consultancy fee, capped at <b>HK\$150,000</b>	20% of the approved cost of general repair works and related consultancy fee, or not more than HK\$3,000 per unit, capped at <b>HK\$1,200,000</b>
<b>Green Item Subsidy</b>	30% of the approved cost of green items and related consultancy fee, capped at <b>HK\$75,000</b>	20% of the approved cost of green items and related consultancy fee, capped at <b>HK\$75,000</b>	20% of the approved cost of green items and related consultancy fee; or not more than HK\$1,500 per unit, capped at <b>HK\$600,000</b>
Ceiling Amount of Subsidy	\$225,000	\$225,000	\$1,800,000

**Subsidy for :** Works in common areas relating to building safety, hygiene and environment friendly works. All works must comply with statutory requirements.

# Eligibility Criteria

## Building Usage

Private residential or composite  
( commercial and residential ) building

## The average annual rateable value

Should not exceed HK\$162,000 in urban areas  
( including Shatin, Kwai Tsing & Tsuen Wan ) ;

Should not exceed HK\$124,000 in the New  
Territories ( excluding Shatin, Kwai Tsing,  
Tsuen Wan )



Use of URA e-tendering platform



# Building Maintenance Grant Scheme for Needy Owners (BMGSNO)



## Building Maintenance Grant Scheme for Elderly Owners (Managed by Hong Kong Housing Society)



[ An abandoned Scheme]

- Launched in 2008 for HK\$ 1 billion
- Elderly owner-occupiers aged 60 or above who complies with the income and asset limits can apply for a subsidy of up to HK\$40,000
- The scheme was operated by Hong Kong Housing Society until mid of 2020

# Building Maintenance Grant Scheme for Needy Owners (BMGSNO)



- Additional HK\$ 2 billion is added for the Scheme
- Strengthen the assistance to needy and elderly **owner-occupiers**

## Extend the scope for the beneficiaries



- Meet the income and asset limits
  - Aged 60 or above
  - Recipient of Disability Allowance (DA)
- Recipients of Comprehensive Social Security Assistance (CSSA)

# Building Maintenance Grant Scheme for Needy Owners (BMGSNO)



## Increase allowances and income and asset limits

- Increase allowances from HK\$40,000 to **HK\$80,000** for each application
- Increase **the income and asset limit** for elderly applicants:

From twice the current asset limit of recipient of Old Age Living Allowance (OALA) to **Triple**





# Building Maintenance Grant Scheme for Needy Owners (BMGSNO)



**Applications accepted from 2 July 2020**

## Eligible Scope of Works

- Repair and maintenance works related to building safety in a residential flat and/or in building common areas
- Improvement works on safety of buildings, hygiene and living environment
- Repayment **of applicant's outstanding** loan(s) owing to the BD, HKHS or URA in relation to building



# Smart Tender – Building Rehabilitation Facilitating Services



Let Owners have rules to follow

To provide “DIY Tool-kits” and guidelines

Arrange third party professional to provide cost estimates and offer independent advice

Let the owners know



Establish E-tendering platform and arrange independent professional to administer tender opening procedures



Create a disturbance-free impartial environment



「招標妥」樓宇復修促進服務

#### 新優惠費用

政府資助50% 至 95%的服務費用  
收費調低至\$1,250 至 \$80,000  
為鼓勵更多業主使用「招標妥」，政府將  
運用3億元，讓私人樓宇業主可以極優惠  
費用參加「招標妥」

查詢電話  
3180 1180

樓宇復修資訊處

[www.buildingrehab.org.hk](http://www.buildingrehab.org.hk)





# Service Fee of the "Smart Tender - Building Rehabilitation Facilitating Services"

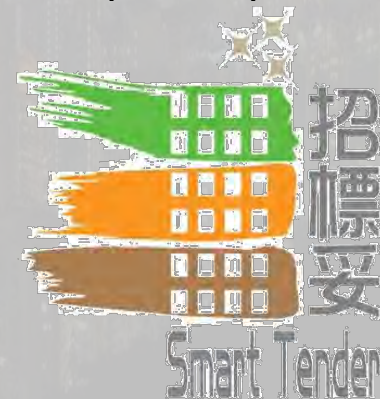
Average Annual Rateable Value of the Domestic Units (Urban areas & NT)	Total number of domestic and non-domestic units (Except Car park Space)	Service Fee (HK\$)	Discount Rate	Concessionary Fee under Concession Scheme (Implemented in the third quarter of 2017)
Tier 1				
< \$162,001 (Urban) or < \$124,001 (N.T.)	≤ 400	\$25,000	95%	\$1,250
	401 – 800	\$45,000		\$2,250
	801 – 1200	\$60,000		\$3,000
	> 1200	\$75,000		\$3,750
Tier 2				
\$162,001 - \$300,000 (Urban) or \$124,001 - \$160,000 (N.T.)	≤400	\$50,000	80%	\$10,000
	401 – 800	\$100,000		\$20,000
	801 – 1200	\$130,000		\$26,000
	> 1200	\$160,000		\$32,000
Tier 3				
> \$300,000 (Urban) or > \$160,000 (N.T.)	≤400	\$50,000	50%	\$25,000
	401 – 800	\$100,000		\$50,000
	801 – 1200	\$130,000		\$65,000
	> 1200	\$160,000		\$80,000



# Technical Support

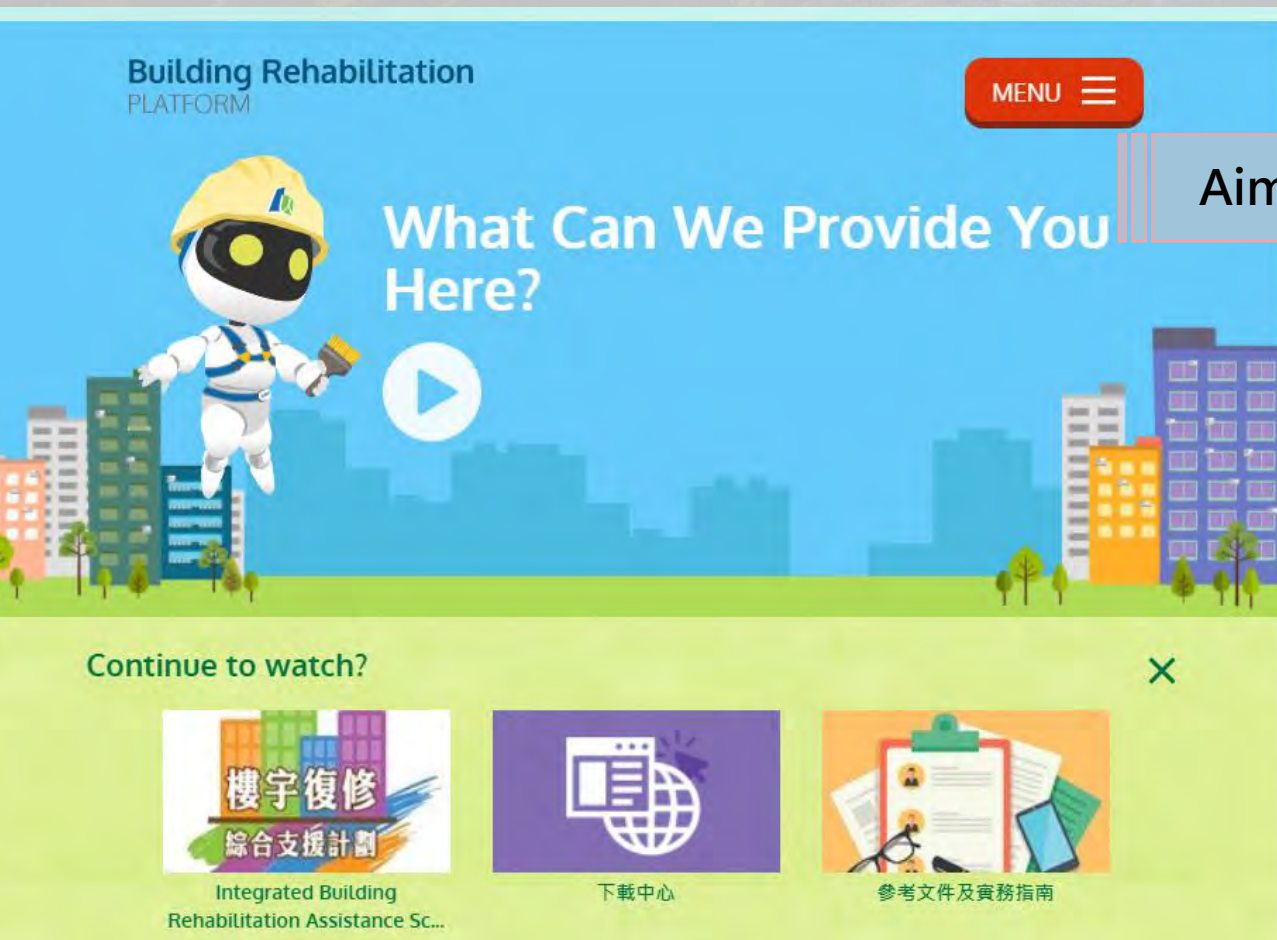
- By participating in “Smart Tender” , to obtain independent consultant opinions on the works cost estimate and other technical documents such as works contract drawn up by the consultant company hired by the owner
- Under “Smart Tender” , tendering for consultant and works contractor via E-tendering platform
- All government-funded projects will automatically join the “RenoSafe Scheme ”

Other related funding schemes will also be referred for participation



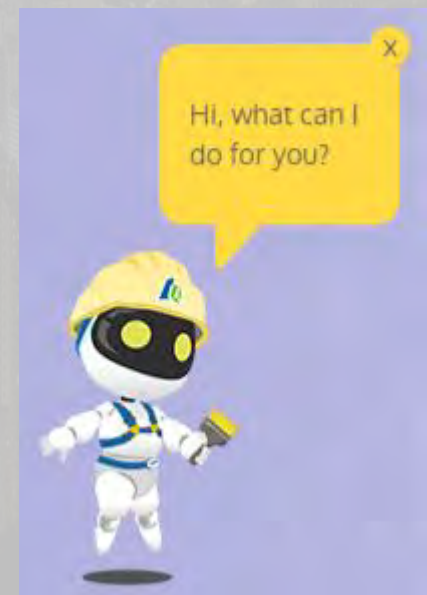
# 「樓宇復修平台」 Building Rehabilitation Platform

Web site: [www.brplatform.org.hk](http://www.brplatform.org.hk)



Aim

One-stop website to share building rehabilitation relevant information





# 「樓宇復修平台」 Building Rehabilitation Platform



More than 50 sets of video to explain in a simple way about Rehabilitation related information

Online application system  
fast and convenient



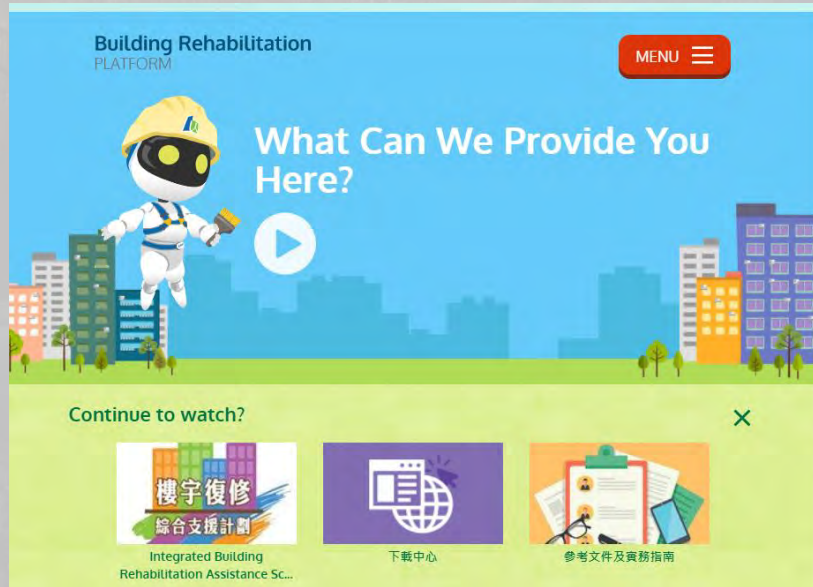
Create and upload reference document template for owners/owners corporations to recruit various types of service provider





# Enquiry and Service Hotline

Web site: [www.brplatform.org.hk](http://www.brplatform.org.hk)



- ❖ Scheme content/Application notes
- ❖ Online application
- ❖ Download of application form
- ❖ Teaching video on filling out the application form
- ❖ Dedicated response to "online inquiry"

Application forms can also be obtained in the district offices of Home Affairs Department and the URA Offices



Service hotline  
**3188 1188**

# Thank you

