

**Steering Committee on Review of the Urban Renewal Strategy**

**Progress Report on the Building Conditions Survey**

**Background**

The purpose of the Building Conditions Survey is to provide an update on the structural conditions of private buildings more than 30 years old in Hong Kong and to collect information on the social living conditions inside these buildings. At this stage, the study is focused on buildings in the URA Areas.

2. Phase I (desktop study of the 1990's survey data of the Buildings Department (BD)) was completed in April 2009 with some very preliminary results obtained by projecting the data obtained in the mid 1990s. Phase II which has commenced in June 2009 comprises on-site visual inspections of about 3 000 buildings in the URA Areas, selected samples of which will also be subject to internal flat inspection and a living conditions survey via face-to-face interview. While the entire Phase II Survey will only be complete by end 2010, we intend to make available some interim scoping results by November 2009 to provide a basis for related discussion under the "Public Engagement" stage of the URS Review.

**Phase I Building Conditions Survey Findings**

3. According to the desktop study in Phase I, it is estimated that some 1500 or 20% of the about 7 000 buildings built on or before 1980 within the URA Areas are in marked dilapidated condition. A projection based on the same incidence rate is made for the buildings in the whole of Hong Kong and it is projected that of the total of about 18 000 private buildings aged 30 years or above, some 3 600 buildings should be in similarly poor condition. It should however be noted that the above estimate and projection is based on data collected more than 15 years ago and many factors such as human intervention via redevelopment and rehabilitation have not been taken into account.

**Phase II Building Inspection Survey**

4. Against the shortcomings of the Phase I desktop exercise, we have embarked on Phase II to collect, update and refine the data. Due to the volume of work to be involved, Phase II will only cover the buildings within the URA Areas (as priority), and there will also be an extended desktop study to project the situation with buildings in the whole of Hong Kong. The survey sample will cover private buildings constructed in or before 1980 and site inspections will focus on buildings projected to be in relatively poor condition.

5. As at end September 2009, of the four main tasks under this Survey, progress is as follows:

- Engineering Assessment (EA) : This is a technical evaluation of the conditions of approximately 3 000 buildings (500 of which will be subject to further detailed investigation with tests). The visual inspection of about 1 000 buildings and detailed investigations of 60 buildings have been completed.
- Social survey (SS) : This is a survey to find out the living conditions, the social circumstances and the quality of life of residents at some 500 buildings with relatively poor building conditions . So far, the survey on 50 buildings has been completed.
- Economic Valuation (EV) : This is a cost/benefit analysis and commercial evaluation of the cost-effectiveness of rehabilitation, replacement or preservation of up to 50 typical/representative building samples. Two cases should have been completed by mid October 2009.
- Extended Desk Study (EDS) – This is a desktop data screening of the existing BD information (dated mid 1990s) for the whole of Hong Kong with some refinements. This study is nearing completion.

6. The above available data are being analyzed for an Interim Scoping Report targeted for November 2009. Such interim scoping results will be made available for discussion by then. As these results will be based on projection, they are at best preliminary and only serve an initial reference purpose.

**30 September 2009**