

Application Notes
(AN-OBB 2.0 (OO))



Operation
Building Bright 2.0
(Applicable to Owner-Occupier)

Enquiry
3188 1188



發展局
Development Bureau



AN-OBB2.0(00)

Introduction

With a view to safeguarding public safety, the Chief Executive announced in the “2017 Policy Address” to earmark HK\$3 billion and partner with the Urban Renewal Authority (“**URA**”) for implementation of the “Operation Building Bright 2.0” (“**OBB 2.0**”), which aims at providing technical and financial support for owner-occupiers of aged private residential or composite buildings with a relatively low average annual rateable value, to act in compliance with the requirements under the Mandatory Building Inspection Scheme (“**MBIS**”). OBB 2.0 is now open for application.

Target Buildings

There are two categories of target buildings under OBB 2.0:

Category 1

Category 1 covers buildings in which owners or owners' organisations are prepared to carry out the prescribed inspection and repair works for the common parts of their buildings on their own in accordance with the requirements under the MBIS;

Category 2

Category 2 covers buildings which have not complied with the outstanding MBIS Statutory Notices, but the owners or owners' organisations concerned have difficulties in coordinating the prescribed inspection and repair works for commons parts of the buildings and are selected by Buildings Department (“**BD**”) based on risk assessment. For Category 2 buildings, BD will exercise its statutory power to appoint consultants and contractors to carry out the necessary inspection and works on behalf of the owners.

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1. Eligibility Criteria

1.1 Owner-occupiers

- 1.1.1 **The Applicant must be** a holder of valid Hong Kong identity card;
- 1.1.2 The Applicant must be the **alive** owner of a residential unit in a Category 1 or Category 2 building under OBB 2.0 ^{Note 1} at the date of the application deadline as specified in Paragraph 6.7 of this Application Notes and the unit is solely for the purpose of self-occupation by him/her or his/her immediate family members ^{Note 2}; and
- Note 1: For a building owned by a Civil Servants' Co-operative Building Society, members of the society may also apply.
- Note 2: "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.
- 1.1.3 The target building has been granted the Approval-in-Principle Letter for OBB 2.0 as a Category 1 building, or has been notified of being selected as a Category 2 building; and
- 1.1.4 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, including but not limited to Home Ownership Scheme, Tenants Purchase Scheme etc. (except building owned by Civil Servants' Co-operative Building Society)).
- 1.1.5 The Steering Committee of OBB 2.0 shall review the special particular circumstances of any case to determine the eligibility and subsidy level.
- 1.1.6 If the Applicant owned more than one eligible unit under OBB 2.0, he/she may only apply for the subsidy with his/her occupied unit, i.e. the number of unit under application is limited to one. Where an Applicant has received subsidy under OBB 2.0 for a certain unit, he/she shall not be entitled to any subsidy under OBB 2.0 again if he/she subsequently moves to another eligible building under Category 1 or Category 2 of OBB 2.0.

1.2 Elderly Owner-Occupiers

- 1.2.1. **The Applicant must meet** the requirements as stipulated in Paragraph 1.1 of this Application Notes; and
- 1.2.2. The Applicant must be **aged 60** or above (as indicated on Hong Kong identity card) on or before the application deadline as specified in Paragraph 6.7 of this Application Notes.

2. Definition of Residential Unit

"Residential Unit" means an independent unit as registered in the Land Registry records or shown on the approved building plans, and the unit is used for residential purpose. If the Applicant lives in a unit in a composite building, and the use of which has been changed from non-residential to residential purpose, he/she shall make a statutory declaration in accordance with the Oaths and Declarations Ordinance declaring that the unit is solely for residential use (not as shop houses or involving any forms of commercial use) ^{Note 3}.

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Note 3: Such statutory declaration shall only be used for the purpose of the application for OBB 2.0 subsidy and the owners or occupiers shall not regard the same as any formal application for change of uses of the unit concerned to the relevant government departments. The approved uses of such unit as indicated on the relevant Occupation Permit shall not be changed because of such statutory declaration.

3. Target Beneficiaries and Level of Subsidy

3.1 The owner-occupiers of residential units in those buildings approved for participating in OBB 2.0 may apply for the following subsidies:

- (a) For prescribed inspection and repair works for common parts of the building (which meet the requirements set out in Paragraph 4.1 of “AN-OBB2.0(Bldg)”)

Owner-occupation unit	Level of Subsidy
Owner-occupiers	80% of the cost of the relevant works, subject to a cap of HK\$40,000 per unit
Elderly owner-occupiers [See Paragraph 1.2]	100% of the cost of the relevant works, subject to a cap of HK\$50,000 per unit

- (b) For prescribed inspection and repair works for private projecting structures (which meet the requirements set out in Paragraph 4.2 of “AN-OBB2.0(Bldg)”)

For buildings approved to carry out prescribed inspection and repair works for common parts of the buildings under OBB 2.0, they may apply for the following subsidy:

Owner-occupation unit	Level of Subsidy
All owner-occupiers	50% of the cost of the relevant works, subject to a cap of HK\$6,000 per unit

Eligible owner-occupiers ^{Note 4} **should fill in the “Integrated Building Rehabilitation Assistance Scheme (IBRAS) Application Form for Owners of Individual Units” (“Application Form”)** by themselves and submit the Application Form to URA within the application period specified in Paragraph 6.7 of this Application Notes.

3.2 For the avoidance of doubt, an eligible owner-occupier may only apply for the subsidy for inspection and repair works for private projecting structures of his/her residential unit after the approval for his/her building to join OBB 2.0 is granted.

3.3 If the unit is co-owned by elderly owner-occupier(s) and non-elderly person(s), the elderly Applicant remains eligible to apply for subsidy at 100% of the cost of the inspection and repair works for common areas, subject to a cap of HK\$50,000 per unit.

Note 4: Including those without Buildings Department’s MBIS compliance notice on the prescribed inspection and prescribed repair works for projecting structure at his/her unit **after 11 October 2017**

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4. Other Terms

- 4.1 If the Applicant is only one of the co-owners of the unit, he/she may also apply for full subsidy for owner-occupiers/elderly owner-occupiers.
- 4.2 The Applicant shall not use the subsidies received under OBB 2.0 for any repeated items of works which have already been subsidised by “**Fire Safety Improvement Works Subsidy Scheme**”, “**Lift Modernisation Subsidy Scheme**” and “Operation Building Bright 1.0”. In case the applicant has already received subsidies under OBB 2.0 for his/her occupied unit, that unit would not be eligible for any subsidies under “**Mandatory Building Inspection Subsidy Scheme**” and “Common Area Repair Works Subsidy” offered by URA for the same works.
- 4.3 The total amount of subsidy/loan received by the Applicant under OBB 2.0, “Building Maintenance Grant Scheme for elderly owners” provided by the Hong Kong Housing Society, and the “Building Safety Loan Scheme” provided by the BD shall not exceed the actual costs paid by the Applicant for the relevant works.
- 4.4 Under no circumstances shall any unauthorised building works or structures on or in a building approved to join OBB 2.0 be regarded as a residential unit or be entitled to the subsidies under OBB 2.0.
- 4.5 URA reserves the right not to accept an application under the following situations:
- (a) the Applicant has engaged or is engaging in (or URA has reason to believe that the Applicant has engaged or is engaging in) any act or activity that is likely to constitute or cause the occurrence of any offence endangering national security or which would otherwise be contrary to the interest of national security; or
 - (b) such non-acceptance is in URA’s opinion necessary for safeguarding national security, or protecting public interest, public morals, public order or public safety.

5. Release of Subsidy

- 5.1 As regards the release of subsidy for common parts of the building, the subsidy will be released by phases (up to 4 phases) to the owners’ organisation of the building according to the progress of works for payment of the costs of inspection and repair works for common areas of the building covered by OBB 2.0. The amount of subsidy to be released by URA in each phase will be calculated according to the percentage of the completed eligible works items covered by OBB 2.0. Consultancy fee can be included in the above subsidy release application during the contracting period. The owners’ organisation shall distribute the subsidies to owner-occupiers approved to join OBB 2.0 in accordance with the funding allocation form provided by URA.
- 5.2 The subsidy may be revoked if the owners’ organisation of the building of the Applicant eventually fail to provide URA with the compliance letter from BD certifying that the building has completed the prescribed inspection and repair works according to the requirements under MBIS.

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- 5.3 If the owners' organisation of the building renders proof to verify the Applicant has paid the cost of inspection and repair works for common areas of the building, URA may depend on the circumstances of each case release the subsidy to the Applicant directly.
- 5.4 After completion of prescribed inspection and repair works for private projecting structures and submission of sufficient documentary proofs by individual Applicant, the full subsidy will be directly released to the Applicant by URA.
- 5.5 In general, if applicant's application was approved as eligible with relevant grant agreement signed, URA will arrange for release of the subsidy within 30 days after receiving claim form and all required documents from respective owners' organisation.

6. Submission of Application Form and Vetting Procedures

- 6.1. The Applicant must fill in and submit the **Application Form** to URA before the application deadline as specified in Paragraph 6.7 of this Application Notes.
- 6.2. The Application Form must be submitted together with the following supporting documents:
 - 6.2.1. Photocopy of Hong Kong identity card of the Applicant;
 - 6.2.2. Photocopy of the latest demand note for rates of the self-occupied unit;
 - 6.2.3. Documentary proof of self-occupation of the unit under the application (e.g. photocopy of public utility bills); and
- 6.3. The completed Application Form must be submitted by the Applicant to URA within the application period by any of the following methods:
 - (a) **On-line application:**
Website: <http://www.buildingrehab.org.hk/eapplication>
(The time of receipt by URA of an on-line application will be adopted as the submission time of that application)
 - (b) **Submit in person or by post** to the following address:
Flat B, G/F, 777-783 Yu Chau West Street, Kowloon
(Submission date is determined by the date of the receipt of the form acknowledged by URA or the date of the stamp chop)
- 6.4. If there are more than one eligible Applicant for the same unit, all such eligible Applicants shall make a joint application by submitting one Application Form.
- 6.5. URA will review all information submitted by the Applicant. In case of insufficient information, URA may request the Applicant to submit additional information to avoid any delay in the approval process.
- 6.6. Once the application is approved, URA shall require the Applicant to sign a subsidy agreement.
- 6.7. Application Period
 - 6.7.1 Category 1 Buildings
The Application Form must be submitted by the Applicant within two months from

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the date of issue of the OBB 2.0 “Approval-in-Principle Letter” by URA to the building concerned, 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 to the Applicant, **the later of which shall be regarded as the application deadline**. URA reserves the right to reject any application not submitted within the application period.

6.7.2 Category 2 Buildings

The Application Form must be submitted by the Applicant within six months from the date of issue of the letter by the BD notifying the Applicant of the engagement of consultants for inspection and supervision of repair works for the building concerned, or within two months from the date of issue of the notification letter regarding the engagement of contractors for repair works at the building concerned, **the later of which shall be regarded as the application deadline**. URA reserves the right to reject any application not submitted within the application period.

- 6.8. In case of any dispute relating to the eligibility for application or release of subsidy, the decision of URA shall be final and conclusive.
- 6.9. Notwithstanding any contrary provision contained in this Application Notes, URA reserves the right to reject the application, to stop the release of subsidy, to recover any released subsidy or to adjust the amount of subsidy at any stage on reasonable grounds or in reasonable circumstances and the Applicant shall raise no objection.

Notes:

- (1) URA is a public body under the regulation of the Independent Commission Against Corruption (ICAC) and Office of The Ombudsman, Hong Kong. All incident suspected to be related to corruption shall be reported to the ICAC immediately.
- (2) URA is a public body as defined in the Prevention of Bribery Ordinance (Cap. 201) and all staff members of URA are subject to the said Ordinance and are not allowed to solicit and accept any other forms of advantages (monetary or otherwise) from customers, contractors, suppliers, registered inspectors or any other person. For the appointment of registered inspectors, project consultants and contractors for building repair works, staff of URA shall only provide general guidance and are prohibited from taking part in any form of actions leading and influencing the Applicant in the selection of registered inspectors, project consultants and contractors (excluding the services arranged by URA under the “Smart Tender” scheme).
- (3) The contents of the Application Form and this Application Notes are not legally binding on URA. URA is not liable to any person for any loss or damages which may be incurred or sustained by any person relying on any information contained in the Application Form and this Application Notes.
- (4) URA reserves the right to modify the above contents at any time without prior notice. The web version shall prevail should there be any changes. Please refer to “Building Rehab Info Net” (www.buildingrehab.org.hk) for the latest version.
- (5) Any wilful misrepresentation or omission may lead to disqualification and court proceeding. The Applicant is reminded that it is a criminal offence to obtain any pecuniary advantage by deception.

Enquiry Hotline: 3188 1188

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List of Abbreviations

Application Notes for Building (Applicable to Owners' Corporation / Owners' Organisation / Representatives of all owners)

Abbreviation	Application Notes
AN-CAS	Application Notes for Common Area Repair Works Subsidy
AN-LIMSS(2)	Application Notes for Second Round Lift Modernisation Subsidy Scheme
AN-OBB2.0(Bldg)2	Application Notes for Second Round Operation Building Bright 2.0 (Applicable to Owners' Organisation of Category 1 Building)
AN-FSWS	Application Notes for New Round Fire Safety Improvement Works Subsidy Scheme
AN-ST	Application Notes for Smart Tender Building Rehabilitation Facilitating Services
AN-MBISS	Application Notes for Mandatory Building Inspection Subsidy Scheme

Application Notes for Individual Flat Owner

Abbreviation	Application Notes
AN- OBB2.0(00)	Application Notes for Operation Building Bright 2.0 (Applicable to Owner- Occupier)
AN-LIMSS(2)(EOO)	Application Notes for Second Round Lift Modernisation Subsidy Scheme (Applicable to Elderly Owner- Occupier)
AN-HRIL	Application Notes for Home Renovation Interest-free Loan
AN-BSLS	Application Notes for Building Safety Loan Scheme
AN-BMGSNO	Application Notes for Building Maintenance Grant Scheme for Needy Owners