

Examination of Estimates of Expenditure 2010-11

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)095

Question Serial No.

0443

Head : 82 Buildings Department Subhead (No. & title) :

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Director of Bureau : Secretary for Development

Question :

Under the Buildings Ordinance, where a building has been rendered dangerous, dilapidated or defective, the Building Authority (i.e. Director of Buildings) has the responsibility to serve an order in writing to the owner requiring the demolition or repair of such building. Where the owner cannot be found or fails to comply with the order, the Building Authority may carry out the works concerned and recover the cost of such works from that owner. Will the Government inform this Committee:

- (a) of the number of demolition and repair orders issued for the various districts throughout Hong Kong over the past three years (i.e. 2007 to 2009).
- (b) of the average duration between the issuance of orders and completion of works in respect of the compliance cases in which the owners have completed the works specified in the orders issued by the Department. What is the longest duration for such cases?
- (c) of the number of cases which ultimately required the Building Authority to carry out the works, the costs of such works involved, the number of cases still pending recovery of the costs and the costs involved.

Asked by : Hon. LEE Wai-king, Starry

Reply :

- (a) In the past three years, the Buildings Department (BD) had issued a total of 3 153 statutory repair orders. The distribution of the orders by district is as follows :

Calendar Year District	2007	2008	2009
Central and Western	110	134	137
Wan Chai	65	73	96
Eastern	59	86	113
Southern	17	18	83
Kwun Tong	39	43	34
Sham Shui Po	140	139	137
Yau Tsim Mong	176	134	189
Kowloon City	117	86	150
Wong Tai Sin	20	26	16
Islands	24	27	20
Tsuen Wan	138	61	68
Sai Kung	11	21	19
Sha Tin	67	13	18
Tai Po	16	14	12
Yuen Long	22	11	11
North	11	21	12
Kwai Tsing	5	16	20
Tuen Mun	46	4	8
Total	1 083	927	1 143

The number of demolition orders issued in 2007, 2008 and 2009 are two, two and five respectively, all in Islands District.

- (b) Regarding the demolition or repair orders issued in the aforementioned period and where the owners had completed the works specified in the orders, the average duration between the issuance of orders and completion of works is around ten months. Amongst these cases, the longest duration for compliance is about 34 months.
- (c) In the past three years, the BD had engaged government consultants and contractors to carry out defaulted repair works for about 550 cases on behalf of the owners. The total cost of works including supervision charges is about \$29 million. The BD has been pursuing cost recovery actions under the Buildings Ordinance for about 200 cases which involve a total of about \$7 million. As for the other cases, the repair works are in progress or the owners are settling or have settled the BD's costs.

Signature _____

Name in block letters AU Choi-kai

Post Title Director of Buildings

Date 19 March 2010