

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

**DEVB(PL)105**

Question Serial No.

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

1193

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Director of Bureau : Secretary for Development

Question :

In 2011-12, the Administration will increase funding for stepping up building safety initiatives. Please advise :

- (a) the new initiatives concerned, their work details and implementation schedules ;  
and
- (b) the amount of resources and number of staff involved in each of the new initiatives.

Asked by : Hon. LEE Kok-long, Joseph

Reply :

- (a) The Government will adopt a new multi-pronged approach to enhance building safety in Hong Kong. The approach will cover the following four major areas, namely legislation, enforcement, support and assistance to owners, and publicity and public education. Details of the new initiatives to be implemented by the Buildings Department (BD) from 1 April 2011 onwards are as follows:

*(i) Legislation*

We will implement/pursue the following legislative proposals –

- (1) implementation of the minor works control system;
- (2) putting certain works for subdivision of flats under the minor works control system;
- (3) implementation of the proposed Mandatory Building and Window Inspection Schemes;
- (4) introduction of the proposed signboard control scheme; and
- (5) introduction of legislative amendments to provide enhanced deterrent effect against non-compliance of statutory orders.

*(ii) Enforcement*

We will conduct large-scale operations against –

- (1) actionable UBWs including those on rooftops and flat roofs, as well as those in yards and lanes of 500 target buildings each year;
- (2) dilapidated buildings by inspecting 500 target buildings aged below 30 years each year. Investigation/repair orders under the Buildings Ordinance (BO) will be issued to owners of buildings identified with signs of dilapidation or defects; and
- (3) sub-divided flats by inspecting 150 target buildings each year to identify irregularities of the building works associated with sub-divided flats in the buildings and to issue statutory orders for rectifying the irregularities.

*(iii) Support and Assistance to Owners*

With the BD focusing on its statutory role to take enforcement actions, and the Hong Kong Housing Society and the Urban Renewal Authority on the provision of practical advice and technical support, the three organisations will also continue to provide different forms of financial assistance to building owners in carrying out maintenance and repair works. The BD will continue to operate the Building Safety Loan Scheme.

*(iv) Publicity and Public Education*

The BD will launch large-scale publicity and public education campaign to disseminate building safety messages to building owners, occupants, building professionals, contractors, workers, property management personnel, students and the general public to foster a building safety culture. It will also launch a community monitoring programme to encourage the public to report building safety problems.

- (b) Work arising from the new initiatives will mainly be handled by the 616 existing professional and technical staff in the Existing Buildings Divisions and Support Division of the BD, together with the additional 132 professional and technical staff proposed for allocation to the Department in 2011-12. As the carrying out of these initiatives is part of the staff's overall duties to implement the Department's building safety and maintenance enforcement programme, it is not possible to provide a separate breakdown of the manpower for each individual initiative.

Signature \_\_\_\_\_

Name in block letters AU Choi-kai

Post Title Director of Buildings

Date 17.3.2011