

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

DEVB(PL)111

Question Serial No.

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

0472

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.
- (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) has issued a total of 4 316 statutory repair orders. The distribution of the orders by districts is as follows :

Calendar Year \ District	2008	2009	2010
Central and Western	134	137	282
Wan Chai	73	96	157
Eastern	86	113	211
Southern	18	83	84
Kwun Tong	43	34	46
Sham Shui Po	139	137	360
Yau Tsim Mong	134	189	425
Kowloon City	86	150	472
Wong Tai Sin	26	16	37
Islands	27	20	2
Tsuen Wan	61	68	55
Sai Kung	21	19	17
Sha Tin	13	18	24
Tai Po	14	12	11
Yuen Long	11	11	13
North	21	12	25
Kwai Tsing	16	20	17
Tuen Mun	4	8	8
Total	927	1 143	2 246

The number of demolition orders issued in 2008, 2009 and 2010 are two, five and one respectively. The demolition orders issued in 2008 and 2009 are all in Islands District, whilst the one issued in 2010 is in Sai Kung 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 eight months. Amongst these cases, the longest duration for compliance is about 34 months.
- (c) In the past three years, the BD had engaged consultants and contractors to carry out defaulted repair works for about 700 cases on behalf of the owners. The total cost is about \$37 million. The BD has been pursuing cost recovery actions under the Buildings Ordinance (Cap. 123) for about 160 cases which involve a total cost of about \$4 million. As for the other cases, the owners have settled the costs or are settling the costs, or the works are in progress.

Signature _____

Name in block letters AU Choi-kai

Post Title Director of Buildings

Date 16.3.2011