

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

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. In the past three years, how many demolition and repair orders have been issued for the various districts throughout Hong Kong? What is the average duration between the issuance of orders and completion of works in respect of the compliant 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? How many cases ultimately required the Building Authority to carry out the works and what are the costs of such works involved? How many cases are still pending recovery of the costs and what is the expenditure involved?

Asked by: Hon. LEE Wai-king, Starry

Reply:

In the past three years, the Buildings Department (BD) has issued a total of 4 185 statutory repair orders. The distribution of the orders by districts is as follows :

District \ Year	2009	2010	2011
Central and Western	137	282	94
Wan Chai	96	157	42
Eastern	113	211	76
Southern	83	84	16
Kwun Tong	34	46	25
Sham Shui Po	137	360	131
Yau Tsim Mong	189	425	97
Kowloon City	150	472	172
Wong Tai Sin	16	37	18
Islands	20	2	8
Tsuen Wan	68	55	49
Sai Kung	19	17	7
Sha Tin	18	24	10
Tai Po	12	11	3
Yuen Long	11	13	7
North	12	25	4
Kwai Tsing	20	17	24
Tuen Mun	8	8	13
Total	1 143	2 246	796

The numbers of demolition orders issued in 2009, 2010 and 2011 are five, one and five respectively. The five demolition orders issued in 2009 were all in Islands District; the order issued in 2010 was in Sai Kung District; and the five orders issued in 2011 were in Southern (three), Islands (one) and Kwun Tong (one) Districts respectively.

Regarding the demolition or repair orders issued in the past three years 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 about eight months. Amongst these cases, the longest duration for compliance is about 34 months.

In the past three years, the BD has engaged government consultants and contractors to carry out defaulted repair works on behalf of the owners for about 1 350 cases. The total cost of works is about \$101 million. The BD has been pursuing cost recovery actions under the Buildings Ordinance (Cap. 123) for about 335 cases which involve a total amount of about \$16 million. For the remaining 1 015 cases, the owners have settled the costs or the works are still in progress.

Signature _____

Name in block letters AU Choi-kai

Post Title Director of Buildings

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