

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

DEVB(PL)078

Question Serial No.

2011

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

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question:

Over the past five years (i.e. 2008-2009 to 2012-2013), has the Government conducted any territory-wide survey on sub-divided flats (SDFs) (commonly known as “sub-divided cubicles”)? If so, what were the number of inspections and the result? What were the respective numbers of unauthorised SDFs (including those from “reports from members of the public attended to”, “warning notices issued”, “removal orders issued”, “prosecutions against failure to comply with removal orders” and “unauthorised structures removed and irregularities rectified”)?

Asked by: Hon. CHEUNG Chiu-hung, Fernando

Reply:

Apart from carrying out inspection in response to reports on sub-divided flats (SDFs) received from the public, the Buildings Department (BD) has also been conducting a large scale operation (LSO) on SDFs since April 2011. However, the BD has not conducted any territory-wide survey on SDFs.

Since April 2011, a LSO to inspect 150 target buildings per year for rectification of irregularities of building works associated with SDFs has been launched (it should be noted that not all SDFs have irregularities of building works). A total of 116 target buildings were selected for the LSO in 2011. The LSO has been enhanced since April 2012 by increasing the target to inspect 200 buildings per year including 30 industrial buildings. In 2012, the strategy of the LSO was adjusted by taking into account the fire risk that might be brought about by hawker stalls when choosing the target buildings for the LSO. As a result, 339 old style domestic and composite buildings in the vicinity of hawker stalls were selected, in addition to 30 industrial buildings. From April 2011 to February 2013, a total of 485 target buildings have been inspected. Where irregularities of building works associated with SDFs are identified during the inspection, the BD will issue removal orders in accordance with the Buildings Ordinance (Cap. 123). The BD also actively deals with reports on SDFs received from members of the public. During the period from January 2008 to February 2013, 17 636 reports on SDFs were received.

As a result of the above inspections in response to public reports and under the LSO, a total of 1 152 removal orders were issued against the irregularities of building works associated with SDFs for the period from January 2008 to February 2013 and 52 prosecutions were instigated against failure to comply with these removal orders. The BD does not have a breakdown on the numbers of unauthorised structures removed and irregularities rectified specifically for SDFs.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

Date: 2.4.2013