

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

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Question Serial No.

2243

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

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question:

Regarding enforcement action against “buildings targeted for rectification of irregularities associated with sub-divided flats”, please inform this Committee:

- 1) What is the reason for revising the number of target buildings in 2013-14 to 200; the estimated number of target buildings as a percentage of all buildings with irregularities of building works associated with sub-divided flats in Hong Kong; and the reason for failing to maintain the same number of target buildings as that in 2012?
- 2) What are the estimated number of staff and expenditure to be assigned for inspection of the target buildings in 2013-14, as compared to 2012-13?
- 3) Will consideration be given to increasing the number of target buildings for inspection by redeployment of resources? If so, what are the details? If not, what is the reason?

Asked by: Hon. WU Chi-wai

Reply:

- 1) The large scale operation (LSO) to inspect 150 target buildings per year for rectification of irregularities of buildings works associated with sub-divided flats (SDFs) was first commenced in April 2011 (it should be noted that not all SDFs have irregularities of building works). The operation was enhanced in April 2012 by increasing the target to inspect 200 buildings per year, including 30 industrial buildings. The strategy of this operation was adjusted by taking into account the fire risk that might be brought about by hawker stalls when choosing the target buildings for the operation in 2012. As a result, 339 old style domestic and composite buildings in the vicinity of hawker stalls were selected, in addition to 30 industrial buildings. To balance the additional workload arising from the increase in the number of target buildings of the LSO on SDFs from 200 to 369, the target of another LSO on removal of unauthorised roof structures was correspondingly adjusted down from 500 to 350 buildings in 2012. The annual targets of the LSO on SDFs and the LSO on removal of unauthorised roof structures will be restored to 200 and 500 buildings respectively in 2013.

As the Buildings Department (BD) has not conducted any territory-wide survey on the number of buildings with irregularities of building works associated with SDFs, we are not able to provide the information about the number of target buildings as a percentage of all buildings with irregularities of building works associated with SDFs in the whole territory.

- 2) The LSO on SDFs was carried out in 2012-13 using the existing resources of 493 professional and technical staff of the two Existing Buildings Divisions and the Mandatory Building Inspection Division of the BD as part of their overall duties to implement the BD's building safety and maintenance enforcement programme. We are thus not able to provide a breakdown of the manpower or expenditure involved solely for handling the LSO on SDFs. The LSO on SDFs will continue to be carried out in 2013-14 using the existing resources.
- 3) There is no plan at this stage to increase the enhanced target of inspecting 200 buildings per year for the LSO on SDFs.

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