

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

DEVB(PL)276

Question Serial No.

4224

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

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question:

1. In the past year (i.e. 2012-13), how many complaints against unauthorised building works (UBWs) in New Territories village houses (NT village houses) in various districts were received by the Department? What were the respective number of cases already processed, confirmed to be in contravention of the law and issued with removal orders in these districts?
2. In the past year (i.e. 2012-13), what was the amount of resources spent on inspection of NT village houses initiated by the Department? Among the NT village houses inspected, how many cases of UBWs were identified and how many of them were issued with removal orders?
3. Up to now, how many removal orders against UBWs in NT village houses were not yet complied with after their expiry dates? Please provide the number of removal orders not yet complied with in one to three years, four to six years, seven to nine years and ten years or above after their expiry dates.

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

1. The Buildings Department (BD) has been acting on reports from the public and referrals from other government departments on unauthorised building works (UBWs) in New Territories exempted houses (NTEHs). From 1 April 2012 to 14 March 2013, the BD received 3 000 reports and referral cases about UBWs in NTEHs. The geographical distribution of these cases, number of cases handled as well as the corresponding number of cases of UBWs subject to enforcement action and number of removal orders issued as at 14 March 2013, broken down by the nine District Council districts in the New Territories (NT), are as follows:

District Council districts in NT	Number of reports received	Number of cases handled	Number of cases of UBWs subject to enforcement action	Number of removal orders issued
Islands	322	296	2	1
Tsuen Wan	178	167	4	3
Sai Kung	416	358	21	14
Sha Tin	354	344	14	10
Tai Po	460	348	34	16
Yuen Long	710	508	36	7
North	199	172	21	5
Kwai Tsing	86	85	0	0
Tuen Mun	275	256	7	4
Total	3 000	2 534	139	60

2. Since 1 April 2012, the BD has set up a dedicated Village Houses Section comprising 41 professional, technical and clerical staff to implement the enhanced enforcement strategy against UBWs in NTEHs. The enhanced enforcement strategy includes a large scale operation (LSO) for removal of existing UBWs in NTEHs that constitute serious contravention of the law and pose higher potential risks to building safety (known as First Round Targets), a Reporting Scheme for existing UBWs in NTEHs that constitute less serious contravention of the law and pose lower potential risks to building safety, and immediate enforcement actions against other UBWs in NTEHs which constitute imminent danger or are newly erected or found under construction. In view of the substantial scale of the enforcement against the First Round Targets, the LSO will be conducted in phases and in a systematic manner. As a start, after the setting up of the dedicated Village Houses Section on 1 April 2012, one target village had been selected from each of the nine NT districts for a pilot village by village survey which involved about 2 400 NTEHs. The village by village survey and associated administrative work under the LSO will be conducted by outsourced consultants commissioned by the Department. No additional manpower is considered necessary for the time being. In 2012, a total of 161 removal orders were issued requiring the owners concerned to demolish UBWs in NTEHs. Of the 161 removal orders against UBWs in NTEHs, 122 were issued against the First Round Targets and 39 were against other UBWs in NTEHs which were newly erected or found under construction. As the LSO is part of the overall responsibility of the dedicated Village Houses Section which undertakes the full range of work in relation to the enhanced enforcement

strategy, we are not able to provide a separate breakdown for the manpower and expenditure solely for the LSO.

3. As at 14 March 2013, 978 removal orders issued against UBWs in NTEHs had not yet been complied with after the expiry dates, broken down as follows:

Years of non-compliance after expiry dates	Number of removal orders
less than 1 year	178
within 1-3 years	579
within 4-6 years	220
within 7-9 years	1
10 years or above	0
Total	978

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

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