

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

**DEVB(PL)282**

Question Serial No.

3622

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

Programme:                      Buildings and Building Works

Controlling Officer:      Director of Buildings

Director of Bureau:      Secretary for Development

Question:

The Administration indicated that the target on removal of unauthorised roof structures was adjusted from 500 to 350 buildings in 2012 in order to balance the additional workload arising from the enhanced operation on inspection of sub-divided flats. Please provide the following information:

- a) Has assessment been made on the effect of reducing the number of target buildings?
- b) Has consideration been given to increasing the manpower to balance the additional workload arising from these two areas of work? If yes, what is the number of additional staff and what is the expenditure? If no, what are the reasons?

Asked by: Hon. LEE Kok-long, Joseph

Reply:

- a) While immediate enforcement action will be taken on all unauthorised building works (UBWs) constituting obvious hazard or imminent danger to life or property upon reports received from the public, the enforcement policy of the Buildings Department (BD) against UBWs was revised in 2011 by extending the scope of actionable UBWs for priority enforcement action to include UBWs on rooftops and podiums as well as those in yards and lanes of buildings, irrespective of their risk to public safety or whether they are newly constructed. In view of the potentially large number of this category of actionable UBWs, prioritisation is necessary to handle such UBWs in an orderly manner. The enforcement action will be prioritised in accordance with publicised criteria. In implementing the revised enforcement policy, the BD has launched a large scale operation (LSO) since April 2011 to remove such UBWs in 500 target buildings each year.

As the BD would take immediate enforcement action against UBWs on rooftops, flat roofs, yards and lanes which constitute obvious hazard or imminent danger to life or property upon reports received from the public, the UBWs targeted for removal in the LSO are generally those that exhibit no apparent dangers themselves nor pose any

obvious dangers to adjacent buildings or the public. As such, it is believed that the reduction of target buildings from 500 to 350 in the LSO in 2012 for redeployment of resources to handle irregularities found in building works associated with sub-divided flats would not lead to increased potential risks to buildings with unauthorised roof structures. The number of target buildings for the LSO will resume to 500 per annum in 2013.

- b) The enforcement action against UBWs will continue to be carried out using the existing resources of 530 professional and technical staff in 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. The BD has no plan at this stage to increase the manpower specifically for enforcement action against unauthorised roof structures and sub-divided flats.

Name in block letters: AU Choi-kai  
Post Title: Director of Buildings  
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