

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

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Question Serial No.

3623

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

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question:

In 2012, the number of sub-divided flats (SDFs) inspected was 1 786 and the number of SDFs rectified of irregularities was 82. Please provide the following information:

- a) Among the SDFs rectified, what were the major types of irregularities? What was the time required for rectification?
- b) What was the number of SDFs with irregularities found but not yet rectified?

Asked by: Hon. LEE Kok-long, Joseph

Reply:

- a) The large scale operation (LSO) to inspect 150 target buildings per year for rectification of irregularities of building 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 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 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. From April 2011 to February 2013, a total of 485 target buildings have been inspected, with 2 587 SDFs identified.

As at 28 February 2013, 1 229 removal orders had been issued against the irregularities of building works found under the LSO and 45 prosecutions had been instigated against failure to comply with the removal orders issued under the LSO. The more commonly found irregularities of building works associated with the SDFs are the formation of unauthorised door openings that contravene the fire-resisting construction requirements of the means of escape, the installation of partition walls that block the fire escape routes, sub-standard drainage works that result in water seepage and excessive installation of partition walls and/or thickening of floor screeding that result in overloading of the floor slabs. The Buildings Department (BD) has not kept statistics on the average time taken to rectify the irregularities.

b) As the BD is still finalising the inspection results, the BD cannot provide information on the number of SDFs with irregularities yet to be rectified.

Name in block letters: AU Choi-kai

Post Title: Director of Buildings

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