

**CONTROLLING OFFICER'S REPLY TO  
SUPPLEMENTARY QUESTION**

**S-DEVB(PL)10**

Question Serial No.

SV032

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

Programme:                      Buildings and Building Works

Controlling Officer:                      Director of Buildings

Director of Bureau:                      Secretary for Development

Question:

Pursuant to the reply no. DEVB(PL)102, the Administration is requested to provide information on the justifications for creating 41 professional, technical and clerical staff in the Village Houses Section of the Buildings Department in connection with the implementation of the enhanced enforcement strategy against unauthorised building works in New Territories exempted houses.

Asked by: Hon. TIEN Pei-chun, James

Reply:

Before implementation of the enhanced enforcement strategy against unauthorised building works (UBWs) in New Territories exempted houses (NTEHs) on 1 April 2012, immediate enforcement actions had only been taken against those UBWs constituting obvious hazard or imminent danger to life and property and those found under construction or newly completed. Therefore, a substantial number of the existing UBWs in NTEHs were not subject to enforcement actions in the past.

To ensure building and public safety and compliance with the legislation, the Administration implemented on 1 April 2012 the enhanced enforcement strategy against UBWs in NTEHs through categorisation for control and management as well as prioritisation for progressive enforcement. Under the enhanced enforcement strategy, the Buildings Department (BD) has strengthened the control of UBWs in NTEHs by categorising all existing UBWs by reference to the severity of their breach of the law and the risks to building and public safety, and adopting corresponding measures for progressive enforcement in line with the order of priority. The enhanced enforcement strategy includes large scale operations for removal of existing UBWs in NTEHs that constitute serious contravention of the law and pose higher potential risks to building safety, 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.

Having regard to a suitable pace of progressive enforcement commensurate with the current situation of UBWs in NTEHs and public aspirations, the BD has set up a dedicated Village Houses Section comprising 41 professional, technical and clerical staff for implementing the enhanced enforcement strategy against UBWs in NTEHs since 1 April 2012. The manpower requirements for the smooth, effective and efficient implementation of the enhanced enforcement strategy will be kept under review.

Name in block letters: AU Choi-kai  
Post Title: Director of Buildings  
Date: 16.4.2013