

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)101**

**(Question Serial No. 1112)**

Head: (82) Buildings Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Buildings and Building Works  
Controlling Officer: Director of Buildings (AU Choi-kai)  
Director of Bureau: Secretary for Development

Question (Member Question No. 47):

Under the programme "Buildings and Building Works", the Administration will inspect sub-divided flats in target buildings and rectify irregularities of sub-divided flats this year. Will the Government advise this Committee:

1. of the manpower and expenditure involved in the above work this year; of the respective numbers of sub-divided flats with building works irregularities in industrial, domestic and composite buildings among the 300 buildings inspected in 2013;
2. given that the number of buildings with sub-divided flats to be inspected next year will increase to 330 and additional resources will again be deployed to strengthen the inspection of industrial buildings, of the Administration's arrangement for deploying the additional resources; whether resources will be increased to handle the additional workload; if yes, of the details and of the expenditure involved; if not, the reasons for that; and of the respective number of flats in industrial, domestic and composite buildings to be inspected in the coming year; and
3. of the current number of sub-divided flats that have yet to be rectified; and of the number of building owners prosecuted by the Administration in this connection?

Asked by: Hon. CHAN Yuen-han

Reply:

1. The Buildings Department (BD) has been conducting large scale operations (LSOs) on rectification of irregularities of building works associated with sub-divided flats (SDFs) since 2011. In 2014, LSOs on SDFs will be carried out using the resources of 493 professional and technical staff of the two Existing Buildings Divisions and the Mandatory Building Inspection Division of the Buildings Department (BD) as part of their overall duties to implement BD's building safety and maintenance enforcement programme. We are unable to provide a breakdown of the manpower and expenditure involved solely for handling LSO on SDFs.

LSO on SDFs in 2013 commenced in September 2013. It covered 300 target buildings (TBs) which comprised 270 domestic/composite buildings and 30 industrial buildings. As at 31 January 2014, BD already inspected 206 TBs, with the other 94 TBs at various stages of investigation. As the inspection results are still being analysed, we are unable to provide the number of SDFs requiring rectification of irregularities in LSO 2013 at this stage.

2. With the resources redeployed from LSO for inspection of dilapidated buildings for issue of repair and investigation orders since 2013 and the additional resources of eight professional and technical staff deployed commencing in October 2014 to enhance the inspection in industrial buildings to identify SDFs for domestic use therein, the target for LSO on SDFs in 2014 has been adjusted to 330 TBs per year in future. The planned target for 2014 is 308 TBs, which comprises 270 domestic/composite buildings and 38 industrial buildings. As LSO on SDFs in 2014 will continue to be part of the overall duties of the professional and technical staff of the two Existing Buildings Divisions and the Mandatory Building Inspection Division of BD, we are unable to provide a breakdown of the manpower and expenditure involved solely for the operation in 2014.
3. Up to January 2014, 1 457 removal orders had been issued against the irregularities of building works found under LSOs on SDFs and 410 of these removal orders had already been complied with. So far, 226 prosecutions had been instigated against failure to comply with the removal orders issued under LSOs. BD will continue to follow up on other removal orders that have not yet been complied with.