

CONTROLLING OFFICER'S REPLY

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(Question Serial No. 0388)

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. 5):

The Department indicated that resources would be redeployed to deal with the additional workload arising from the enhanced target for the large scale operation on rectification of irregularities of works associated with sub-divided flats (including those for domestic use in industrial buildings), with the target to be adjusted to 330 buildings per year. In this connection, please advise this Committee:

1. of the average manpower and number of working days required for processing one case under normal circumstances, according to the experience gained in the past two years;
2. why the number of target buildings to be dealt with in 2014 falls below 369, the actual number of buildings dealt with in 2012.

Asked by: Hon. LO Wai-kwok

Reply:

1. In the past three years, the large scale operations (LSOs) on sub-divided flats (SDFs) had been carried out using the resources of 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 working days involved solely for handling LSOs on SDFs.
2. The original target of LSO on SDFs in 2012 was to inspect 200 buildings, including 30 industrial buildings. However, after the fire incident of the hawker stall area at Fa Yuen Street at end 2011, the strategy of LSO was adjusted by taking into account the fire risk that might be brought about by on-street hawker stalls when choosing the target buildings for the operation. As a result, 339 old-style domestic and composite buildings in the vicinity of on-street hawker stalls were selected, together with

30 industrial buildings as originally planned.

To balance the additional workload arising from the increase in the number of target buildings of this LSO from 200 to 369 in 2012, the target of LSO on removal of unauthorised building works (UBWs) on rooftops/flat roofs/yards/lanes was correspondingly adjusted from 500 to 350 buildings and LSO on inspection of dilapidated buildings for issue of repair and investigation orders also ceased since 2013.

In 2013, while the resources from LSO on removal of UBWs on rooftops/flat roofs/yards/lanes were no longer deployed for LSO on SDFs, the resources for the ceased LSO for inspection of dilapidated buildings for issue of repair and investigation orders were continued to be deployed for LSO on SDFs. Therefore, the number of buildings targeted for LSO on SDFs was adjusted to 300, which included 30 industrial buildings.

With additional resources allocated to BD for the enhancement of inspection in industrial buildings to identify SDFs for domestic use therein, the target will be further adjusted to 330 buildings in 2014. As the deployment of the said additional resources will only be available on 1 October 2014, the planned target for 2014 will reduce accordingly to 308 buildings.