

**CONTROLLING OFFICER'S REPLY**

**(Question Serial No. 0389)**

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. 7):

The Department indicated that it would redeploy resources to enhance the number of target buildings under the large scale operation for removal of unauthorised building works on rooftops, flat roofs, yards and lanes. At the same time, the Department also indicated that the target of the operation would be reduced to 200 in 2014 as resources would be redeployed to clear the backlog of outstanding removal orders. In this connection, please advise this Committee:

1. of the number of backlog cases relating to outstanding removal orders; whether the Department has assessed, in light of the latest redeployment of resources, the time required to more thoroughly deal with the matter; if yes, of the details; if not, the reasons for that; and
2. whether the Department has set up a territory-wide database on unauthorised building works and drawn up a list prioritising the target buildings; if yes, of the details; if not, the reasons for that.

Asked by: Hon. LO Wai-kwok

Reply:

1. As a long-term arrangement, the large scale operation (LSO) on inspection of dilapidated buildings for issue of repair/investigation orders has ceased since 2013 in order to redeploy the resources to deal with additional workload arising from the enhanced target for the LSO on rectification of irregularities of building works associated with sub-divided flats to 300 buildings in 2013 and for the LSO for removal of unauthorised building works (UBWs) on rooftops, flat roofs, yards and lanes to 600 buildings in 2013. However, the target of the latter operation will be reduced to 200 in 2014 as resources will be redeployed to clear the backlog of some 68 000 outstanding removal orders as an interim arrangement. Additional resources will also be provided in 2014 for forming dedicated backlog clearance teams in order to clear the outstanding orders in a systematic manner. As the strategy of the backlog clearance teams is being formulated, we do not have an estimate on the time to be

taken to thoroughly clear the backlog.

2. A stock taking exercise to record all the UBWs and signboards erected on the exterior of the private buildings was conducted in 2011 and completed in 2012. A repository of the data of the UBWs and the photographic records on building basis has been built up which serves as reference materials for the staff of the Buildings Department in carrying out their daily enforcement operations. The drawing up of target building lists for LSO will take into account the types of UBWs, the number of UBWs in a building and the date of receipt of reports on UBWs from members of the public. Prioritisation mechanisms adopting a risk-based approach are in place for those items of UBWs such as unauthorised structures on rooftop, flatroof, yard and lane which are subject to priority enforcement action under the prevailing enforcement policy.