

CONTROLLING OFFICER'S REPLY**DEVB(PL)140****(Question Serial No. 0935)**

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

Question (Member Question No. 23):

It is stated in the 2014 Policy Address that “the Government is very concerned about the safety issues relating to sub-divided units used for domestic purposes. The Buildings Department (BD) will strengthen its efforts to eradicate sub-divided units in industrial buildings. It will adopt a risk-oriented approach by stepping up its inspection and enforcement actions in industrial buildings more likely to have sub-divided units. BD will step up prosecution action against owners who fail to comply with relevant orders. The Lands Department will also step up its lease enforcement action against non-compliant owners.” It is also stated in the Programme of the Estimates that the Administration will increase the number of buildings targeted for inspection to 330 per year. In this connection, please advise this Committee:

- (1) of the statistics from 2012, given that in the Programme, it is stated that the Administration will enhance the inspection of sub-divided flats in domestic, composite and industrial buildings, and that the number of target buildings will be increased to 330 per year in 2014-15;

A. Domestic buildings inspected

	Year	Hong Kong Island	Kowloon East	Kowloon West	New Territories East	New Territories West	Total
Number of buildings and total number of units	2012						
	2013						
	2014						
Number of sub-divided flats identified	2012						
	2013						
	2014						
Number of people	2012						
	2013						

involved	2014						
Number of repair/ investigation orders issued	2012						
	2013						
	2014						
Number of sub-divided flats with regularities rectified	2012						
	2013						
	2014						

B. Composite buildings inspected

	Year	Hong Kong Island	Kowloon East	Kowloon West	New Territories East	New Territories West	Total
Number of buildings and total number of units	2012						
	2013						
	2014						
Number of sub-divided flats identified	2012						
	2013						
	2014						
Number of people involved	2012						
	2013						
	2014						
Number of repair/ investigation orders issued	2012						
	2013						
	2014						
Number of sub-divided flats with regularities rectified	2012						
	2013						
	2014						

C. Industrial buildings inspected

	Year	Hong Kong Island	Kowloon East	Kowloon West	New Territories East	New Territories West	Total
Number of buildings and total number of	2012						
	2013						
	2014						

units							
Number of sub-divided flats identified	2012						
	2013						
	2014						
Number of people involved	2012						
	2013						
	2014						
Number of repair/ investigation orders issued	2012						
	2013						
	2014						
Number of sub-divided flats with regularities rectified	2012						
	2013						
	2014						

(2) of the staffing provision, ranks and expenditure on salaries by district in 2012-13 and 2013-14 related to carrying out inspection, enforcement and follow-up rectification action regarding sub-divided flats with irregularities; and

(3) whether the staffing provision and expenditure involved in the above work will be increased in 2014-15.

Asked by: Hon. WONG Kwok-hing

Reply :

The Buildings Department (BD) has been conducting large scale operations (LSOs) for rectifying irregularities of building works associated with sub-divided flats (SDFs) since April 2011. Up to February 2014, 637 domestic/composite buildings had been inspected by BD and 3 884 SDFs had been identified. As follow-up, 1 421 removal orders had been issued with 394 orders complied with. In addition, LSOs for 2012 and 2013 included 30 industrial buildings per year. All of these 60 industrial buildings have been inspected and 34 domestic SDFs have been identified in these industrial buildings so far. As follow-up, 53 removal orders and discontinuation orders have been issued with 21 orders complied with.

(1) We have not kept, on a geographical basis, statistics on the number of units inspected, number of SDFs identified, number of people involved, number of repair/investigation orders issued and number of SDFs with irregularities rectified for domestic, composite and industrial buildings respectively. However, the distribution of the target buildings of LSOs on geographical basis, up to February 2014, is as follows:

A. Domestic/Composite buildings

	LSO	Hong Kong Island	Kowloon East	Kowloon West	New Territories East	New Territories West	Total
Number of Target Buildings	2011	40	8	45	7	16	116
	2012	67	0	272	0	0	339
	2013	54	16	142	17	41	270
	Total	161	24	459	24	57	725

B. Industrial buildings

	LSO	Hong Kong Island	Kowloon East	Kowloon West	New Territories East	New Territories West	Total
Number of Target Buildings	2012	0	10	9	2	9	30
	2013	4	7	9	1	9	30
	Total	4	17	18	3	18	60

- (2) In 2012-13 and 2013-14, the enforcement action against irregularities of building works associated with SDFs is carried out by the existing resources of 493 professional and technical staff of the two Existing Buildings Divisions and the Mandatory Building Inspection Division of 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 resources involved solely for carrying out enforcement action in relation to SDFs.
- (3) Among the 215 new posts to be created in BD in 2014-15, 193 posts, comprising 58 professional staff, 110 technical staff and 25 supporting staff, will be deployed to the two Existing Buildings Divisions, the Mandatory Building Inspection Division and the Corporate Services Division of BD. They will mainly be engaged for enhancing BD's various building safety and maintenance enforcement programmes such as the enforcement action against unauthorised building works and SDFs as well as the implementation of the Mandatory Building Inspection Scheme and the Mandatory Window Inspection Scheme.

Among the above 193 posts, eight professional and technical staff will be provided to enhance tackling sub-divided cubicles for domestic use in industrial buildings from 1 October 2014 onwards. As for the other posts, as the enforcement action against irregularities of building works associated with SDFs is being carried out by the professional and technical staff of the two Existing Buildings Divisions and the Mandatory Building Inspection Division of 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 resources involved solely for carrying out enforcement action in relation to SDFs.