

CONTROLLING OFFICER'S REPLY

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(Question Serial No. 5469)

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. 67):

With regard to the sub-divided flats (SDFs) inspected, will the Administration advise this Committee:

- a) of the number of SDFs with irregularities of building works and the major types of irregularities found among the SDFs inspected in 2012 and 2013;
- b) of the annual number of SDFs with irregularities found but not yet rectified since the special operation for inspecting SDFs commenced;
- c) of the expenditure and manpower involved in the operation for inspecting SDFs; and
- d) whether it has considered increasing manpower to speed up the rectification of irregularities of SDFs; if yes, of the details; if not, the reasons for that?

Asked by: Hon. LEE Kok-long, Joseph

Reply:

- a) 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. LSOs on SDFs for 2012 and 2013 covered a total of 669 target buildings (TBs), including 60 industrial buildings. Up to end of February 2014, 581 TBs had been inspected, with 3 159 SDFs identified. As follow-up, 1 077 removal or discontinuation orders had been issued.

The more commonly found irregularities of building works associated with SDFs are the formation of unauthorised door openings that contravenes the fire-resisting construction requirements of the fire escape routes, the erection of partition walls that blocks the fire escape routes, sub-standard drainage works that result in water seepage and excessive installation of partition walls and/or thickening of floor screeding that result in overloading of the floor slabs.

- b) The numbers of removal or discontinuation orders issued and complied with under LSOs on SDFs in 2011 to 2013 are as below:

Year	No. of Removal or Discontinuation Orders Issued under the LSOs on SDFs	No. of Removal or Discontinuation Orders Complied with*
2011	99	12
2012	1 000	82
2013	374	217
Total	1 473	311

Note:

- * The removal or discontinuation orders complied with in a particular year may not be orders issued in the same year.
- c) LSOs on SDFs have been carried out using the resources of the 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 handling LSOs on SDFs.
- d) 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 in 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. As the additional resources will be deployed from 1 October 2014, the planned target for 2014 is 308 TBs, which comprises 270 domestic or composite buildings and 38 industrial buildings.