

**CONTROLLING OFFICER'S REPLY****DEVB(PL)337****(Question Serial No. 5700)**

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. 30):

The Administration inspects a specified number of target buildings each year for rectification of irregularities of building works associated with sub-divided flats. Please provide the number of buildings inspected since the commencement of the operation, broken down by the 18 District Council districts; the number of sub-divided flats inspected; the number of times the Department invoked the Buildings Ordinance to break into the flats for inspection; the number of owners of unauthorised sub-divided flats to whom removal orders were served or against whom legal actions were taken to require them to rectify the irregularities; the details of the above; and the number of sub-divided flats with irregularities yet to be rectified up to now?

Asked by: Hon. LEE Wai-king, Starry

Reply:

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 the past three years covered a total of 785 target buildings (TBs), including 60 industrial buildings. Up to February 2014, 697 TBs had been inspected, with 3 918 SDFs identified. As follow-up, 1 474 removal or discontinuation orders had been issued against the irregularities related to the SDFs inspected, with 415 orders already complied with. BD will continue to follow up on the outstanding orders.

The distribution of the 785 TBs for LSOs on SDFs on geographical basis is as follows:-

<b>District</b>	<b>No. of TBs</b>
Central and Western	57
Wan Chai	41
Eastern	53
Southern	14
Wong Tai Sin	11
Kwun Tong	26

Yau Tsim Mong	214
Sham Shui Po	185
Kowloon City	78
North	10
Sha Tin	12
Tai Po	9
Tsuen Wan	24
Tuen Mun	9
Yuen Long	25
Kwai Tsing	17
<b>Total</b>	<b>785</b>

Up to February 2014, BD had invoked section 22 of the Buildings Ordinance (BO) (Cap. 123) to apply to the Court for warrant to effect entry into seven SDFs for inspection under LSOs. The powers under section 22 of the BO were invoked only when BD staff had failed to gain access to the premises concerned after repeated attempts. Up to February 2014, a total of 226 prosecutions had been instigated against failure to comply with the removal or discontinuation orders issued under LSOs.