

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)065**

**(Question Serial No. 2049)**

Head: (82) Buildings Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Buildings and Building Works  
Controlling Officer: Director of Buildings (HUI Siu-wai)  
Director of Bureau: Secretary for Development

Question:

In the items requiring attention in 2015-16, the Buildings Department stated that it would continue the large scale operation on inspection of sub-divided flats (SDFs) in target buildings and rectification of irregularities of building works associated with the SDFs. In this connection, will the authorities inform this Committee:

1. of the expenditure and manpower involved in the inspections;
2. among the 2 218 SDFs inspected in 2014, of the respective numbers of SDFs in industrial, domestic and composite buildings with irregularities of building works;
3. given that among the SDFs inspected, 295 had their irregularities rectified, of the details of the irregularities associated with these flats, and the number of owners who were prosecuted by the authorities in this connection?

Asked by: Hon FANG Kang, Vincent (Member Question No. 5)

Reply:

1. In 2015-16, the enforcement action against irregularities of building works associated with sub-divided flats (SDFs) through large scale operations (LSOs) will be carried out by 396 professional and technical staff of the two Existing Buildings Divisions of the Buildings Department (BD), as part of their overall duties to implement the building safety and maintenance enforcement programmes of the BD. We are not able to provide a breakdown of the manpower and expenditure involved solely for the LSOs on SDFs.
2. Apart from taking enforcement action against irregularities of building works associated with SDFs through LSOs, BD also responds to reports on SDFs from members of the public and other government departments. Amongst the 2 218 SDFs inspected in 2014, the distribution of SDFs with actionable irregularities is tabulated according to building types as follows -

<b>Building Type</b>	<b>No. of SDFs with actionable irregularities</b>
Domestic/Composite	349
Industrial	5
Office	3
Total	357

3. The 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. Amongst the 295 SDFs rectified of irregularities in 2014 (which do not necessarily correspond to the 2 218 SDFs inspected in the same year), 52 prosecutions were instigated against the relevant owners.

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