

CONTROLLING OFFICER'S REPLY

DEVB(PL)079

(Question Serial No. 0912)

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 programme, the authorities stated that it had completed the village by village survey of 5 210 New Territories exempted houses (NTEHs) to identify First Round Targets for priority enforcement action, and would continue the enforcement against unauthorised building works (UBWs) that constituted less serious contravention of the law this year. Will the authorities inform this Committee:

- (1) of the distribution of the 5 210 NTEHs, the number of inspected NTEHs classified as First Round Targets, the number of NTEHs issued with warning notices, and the number of NTEHs with rectification verified, set out in a table with a breakdown by the nine administrative districts of the New Territories District Councils;
- (2) of the posts, staff establishment and related staff expenditure involved in making inspection and issuing orders in the past three years (2012-12, 2013-14 and 2014-15); and
- (3) regarding the UBWs targeted for rectification of irregularities in 2015-16, of the target number of NTEHs involved, the types of UBWs involved and the staff establishment and the related staff expenditures involved in handling such work?

Asked by: Hon MAK Mei-kuen, Alice (Member Question No. 13)

Reply:

In 2014, the Buildings Department (BD) completed village by village survey of 5 210 New Territories exempted houses (NTEHs) to identify unauthorised building works (UBWs) that constitute serious contravention of the law and pose higher potential risks to building safety (i.e. the First Round Targets) for priority enforcement action, and continued to administer the Reporting Scheme for UBWs in NTEHs that constitute less serious contravention of the law and pose lower potential risks to building safety. BD will continue its efforts in 2015.

Our reply to the three-part question is as follows –

- (1) Breakdown of the 5 210 NTEHs surveyed under the large scale operation to identify First Round Targets for priority enforcement action by the nine administrative districts of the New Territories District Councils is tabulated below –

District	Number of NTEHs surveyed	Number of NTEHs with suspected First Round Targets	Number of removal orders issued
Islands	286	9	0
Kwai Tsing	74	23	0
North	1 050	57	0
Sai Kung	556	104	0
Sha Tin	388	92	0
Tai Po	532	51	0
Tsuen Wan	449	73	9
Tuen Mun	969	107	59
Yuen Long	906	70	0
Total	5 210	586	68

BD is still processing the cases with suspected First Round Targets, and 68 removal orders have been issued up to present. As the time limits for compliance with the removal orders expired in early 2015, BD has just started the process of verifying the compliance status of the orders and hence there is at this point in time no statistics on that.

- (2) The Village Houses Section (VHS) of BD is responsible for implementing the enhanced enforcement strategy against UBWs in NTEHs. In each of the past three years, i.e. 2012-13, 2013-14 and 2014-15, the VHS comprised 37 professional and technical staff and expenditures incurred were about \$25 million, \$41 million and \$39 million respectively. As inspection and issuing orders are only part of the overall duties of the VHS in implementing the enhanced enforcement strategy against UBWs in NTEHs, we are not able to provide a breakdown of the staff establishment and related expenditure solely for these tasks.
- (3) In 2015, BD's target is to carry out village by village survey of 5 000 NTEHs to identify First Round Targets, including village houses of four storeys or more, houses built without a Certificate of Exemption issued by the Lands Department or approval and consent of the Building Authority, enclosed rooftop structures covering more than 50% of the roofed-over area of the buildings concerned, unauthorised projecting structures attached to UBWs, etc. In 2015-16, the VHS will continue to comprise 37 professional and technical staff and the estimated expenditure is \$39 million. As survey of NTEHs and identification of First Round Targets are part of the overall duties of VHS in implementing the enhanced enforcement strategy against UBWs in NTEHs, we are not able to provide a breakdown of the staff establishment and related expenditure solely for these tasks.

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