

CONTROLLING OFFICER'S REPLY**DEVB(PL)256****(Question Serial No. 6582)**

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:

Please provide the numbers of units classified by the Buildings Department as unlawful residential units (broken down by district and type) in the past five years and the number of residents involved.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 688)

Reply:

There is no clear definition of “unlawful residential units”. Unauthorised structures on rooftops and subdivided flats (SDFs) used for domestic purpose are the most common types of structures under the Buildings Department (BD)’s enforcement actions.

Regarding unauthorised structures used for domestic purpose on rooftops, the BD takes enforcement action against such unauthorised building works (UBWs) through conducting large scale operations (LSOs) and investigating reports from members of the public or other government departments. While the BD does not have statistics on the number of tenants involved in prosecution cases, the number of prosecutions instigated by the BD against failure to comply with removal orders issued against UBWs on rooftops from January 2010 to February 2015 are tabulated on geographical basis as follows –

District	January 2010 to February 2015
	No. of prosecutions
Central & Western	73
Wan Chai	44
Eastern	195
Southern	13
Kowloon City	151
Kwun Tong	151
Yau Tsim Mong	218
Sham Shui Po	102

Wong Tai Sin	48
Islands	13
North	59
Sai Kung	78
Sha Tin	86
Tai Po	67
Tsuen Wan	119
Tuen Mun	57
Yuen Long	147
Kwai Tsing	50
Total	1 671

On SDFs, since April 2011, the BD has been taking enforcement actions against irregularities of building works associated with SDFs mainly through LSOs. While the BD does not have statistics on the number of tenants involved in prosecution cases, the number of prosecutions instigated by the BD against failure to comply with removal orders or discontinuation orders associated with SDFs from April 2011 to February 2015 are tabulated on geographical basis as follows -

District	No. of prosecutions instigated against non-compliance with removal orders/ discontinuation orders
Central and Western	2
Wan Chai	3
Eastern	3
Southern	0
Wong Tai Sin	1
Kwun Tong	8
Yau Tsim Mong	46
Sham Shui Po	127
Kowloon City	54
North	0
Sha Tin	1
Tai Po	13
Tsuen Wan	2
Tuen Mun	0
Yuen Long	0
Kwai Tsing	0
Total	260

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