

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)259**

**(Question Serial No. 3421)**

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:

The authorities stated that the increase in the number of sub-divided flats inspected was due to the inclusion of inspections arising from individual reports on sub-divided flats in addition to the number of inspections under large scale operations as from 2014 onwards. In this connection, please inform this Committee:

- a. of the number of reports in 2014 and the number of such report with irregularities found during inspection;
- b. of the number of sub-divided flats inspected with irregularities of building works found, and of the most common irregularities found;
- c. of the number of sub-divided flats with irregularities that have not yet been rectified;
- d. whether the authorities have considered increasing manpower to speed up rectification of sub-divided flats and inspect more sub-divided flats; if so, of the details; if not, the reasons for that.

Asked by: Hon LEE Kok-long, Joseph (Member Question No. 60)

Reply:

- a. The Buildings Department (BD) received about 6 000 reports on sub-divided flats (SDFs) in 2014 from members of the public or other government departments, among which the BD identified SDFs in 1 162 reports. Among these 1 162 reports, 101 SDFs have been found with building irregularities that have to be followed up by the issue of removal orders.
- b&c. Apart from responding to reports, the BD also takes enforcement action against irregularities of building works associated with SDFs in an orderly and systematic manner through large scale operations (LSOs). In 2014, the BD inspected 2 218 SDFs in total. Of these 2 218 SDFs, 357 have been found with building irregularities which have to be followed up by the issue of removal orders. As at end February 2015, the

irregularities in 34 of these 357 SDFs have been rectified.

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.

- d. In 2014-15, the enforcement action against the irregularities of building works associated with SDFs is carried out by 378 professional and technical staff of the two Existing Buildings Divisions of the BD as part of their overall duties to implement the BD's building safety and maintenance enforcement programmes. Additional resources of 18 technical staff on non-civil service contract will be deployed to the two Existing Buildings Divisions in 2015-16 to assist in implementing the abovementioned programmes. We are not able to provide a breakdown of the additional manpower resources involved solely for carrying out enforcement action in relation to SDFs.

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