

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)275**

**(Question Serial No. 4324)**

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:

Regarding the inspection of buildings with sub-divided flats and the enforcement actions taken as stated in the Programme, please inform this Committee:

- 1) of the number of unauthorised sub-divided flats in the 308 buildings inspected in 2014-15;
- 2) of the details of the above 308 buildings, broken down by district and building type;
- 3) of the details of enforcement actions against the unauthorised sub-divided flats including the number of removal operations carried out; and of the number of prosecutions instigated under the Buildings Ordinance (Cap. 123) or other legislation and the number of convictions;
- 4) of the estimated expenditure and manpower for handling matter relating to sub-divided flats in 2015-16; and of the estimated number of buildings targeted for inspection in 2015-16.

Asked by: Hon WU Chi-wai (Member Question No. 77)

Reply:

- (1) & (2) The Buildings Department (BD) takes enforcement action against irregularities of building works associated with sub-divided flats (SDFs) in an orderly and systematic manner through large scale operations (LSOs). In 2014, there were 308 buildings targeted under LSOs. The geographical distribution and type of the 308 target buildings and the number of SDFs inspected in 2014 are tabulated as follows -

<b>District</b>	<b>No. of domestic/ composite Target Buildings</b>	<b>No. of industrial Target Buildings</b>	<b>No. of SDFs inspected in 2014*</b>
<b>Central and Western</b>	21	0	471
<b>Wan Chai</b>	19	0	87
<b>Eastern</b>	12	0	61
<b>Southern</b>	2	0	8
<b>Wong Tai Sin</b>	12	0	4
<b>Kwun Tong</b>	16	13	111
<b>Yau Tsim Mong</b>	54	9	366
<b>Sham Shui Po</b>	51	4	156
<b>Kowloon City</b>	54	0	625
<b>North</b>	4	0	13
<b>Sha Tin</b>	3	0	9
<b>Tai Po</b>	9	0	50
<b>Sai Kung</b>	0	0	1
<b>Tsuen Wan</b>	2	5	108
<b>Tuen Mun</b>	0	7	8
<b>Yuen Long</b>	10	0	62
<b>Kwai Tsing</b>	1	0	78
<b>Total</b>	<b>270</b>	<b>38</b>	<b>2 218</b>

\* The figures include inspections in response to individual reports on SDFs. They do not necessarily correspond to the buildings targeted in the same year.

- 3) Among the 2 218 SDFs inspected in 2014, 357 have been found with building irregularities which have to be followed up by the issue of removal orders. In the same year, 73 prosecutions were instigated against failure to comply with the removal orders associated with SDFs and the number of convictions was 95. As there is a lapse of time between the issue of an order, serving of summonses and adjudication by the court, the figures do not necessarily correspond to each other.
- 4) In 2015-16, the enforcement action against SDFs under LSOs will be carried out by 396 professional and technical staff in 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. We are not able to provide a breakdown of the manpower resources involved solely for handling LSOs on SDFs. LSOs on SDFs in 2015 will cover 330 target buildings comprising 270 domestic/composite buildings and 60 industrial buildings.

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