

CONTROLLING OFFICER'S REPLY

DEVB(PL)069

(Question Serial No. 0585)

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 sub-divided flats in target buildings, will the authorities advise this Committee:

- a) of the number of reports received in the past three years and the number of such reports with irregularities found during inspection;
- b) of the number of sub-divided flats inspected with irregularities of building works found, of the most common irregularities found, and of the number of sub-divided flats with irregularities that have not yet been rectified for the year 2015;
- c) whether increasing manpower to speed up rectification of sub-divided flats and inspect more sub-divided flats has been considered; if so, of the details; if not, of the reasons for that?

Asked by: Prof Hon Joseph LEE Kok-long (Member Question No. 39)

Reply:

- a) The Buildings Department (BD) received about 16 600 reports on sub-divided flats (SDFs) in the past three years from members of the public or other government departments, among which the BD identified SDFs in 2 961 reports. Among these 2 961 reports, 307 SDFs were found to be associated with building irregularities that had to be followed up by the issue of removal orders.
- b) Apart from responding to reports, the BD also takes enforcement action against irregularities of building works associated with SDFs through large scale operations. In 2015, the BD inspected 3 466 SDFs in total. Of these 3 466 SDFs, 102 were found to be associated with building irregularities which had to be followed up by the issue of removal orders. As at end December 2015, the building irregularities associated with five of these 102 SDFs were rectified.

The commonly-found building irregularities associated with SDFs are the formation of unauthorised door openings that contravene the fire-resisting construction requirements of fire escape routes, the erection of partition walls that block 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.

- c) In 2015-16, enforcement action against building irregularities associated with SDFs is carried out by 376 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. An additional 36 professional and technical posts will be created in 2016-17 to assist in the implementation of the above-mentioned 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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