

CONTROLLING OFFICER'S REPLY

DEVB(PL)088

(Question Serial No. 2529)

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 would continue the large scale operation (LSO) on inspection of sub-divided flats (SDFs) in target buildings. In this connection, please inform this Committee:

- (a) of the final results of the inspection of domestic/industrial buildings given the estimated number of SDFs to be inspected was 1 800 last year; of the actual number of buildings inspected and the number of units involved last year, set out in a table with a breakdown by the 18 districts; and of the numbers of removal orders issued and prosecutions instigated against units found to have irregularities during inspection;
- (b) of the numbers of domestic/industrial buildings inspected and SDFs identified in the 18 districts since the commencement of the inspection;
- (c) of the details of the transitional accommodation provided by the authorities last year for people affected by the actions to eradicate SDFs in industrial buildings; of the current utilisation of the transitional accommodation; whether it is necessary to increase the number of such accommodation.
- (d) of the numbers of domestic/industrial buildings/units targeted for inspection in 2016-17; whether there is any plan to recruit additional staff given the inspection target; and if so, of the posts and expenditure involved.

Asked by: Hon Alice MAK Mei-kuen (Member Question No. 19)

Reply:

- (a) The Buildings Department (BD) has been conducting large scale operations (LSOs) for rectifying irregularities of building works associated with sub-divided flats (SDFs) since 2011. The actual number of SDFs inspected under these LSOs in 2015 and the number of buildings involved are tabulated as follows:

District	No. of SDFs inspected under LSOs in 2015	No. of buildings inspected under LSOs in 2015
Central and Western	27	19
Wan Chai	37	15
Eastern	24	12
Southern	5	2
Wong Tai Sin	101	9
Kwun Tong	259	26
Yau Tsim Mong	324	55
Sham Shui Po	360	50
Kowloon City	288	52
North	14	4
Sha Tin	31	3
Tai Po	41	9
Tsuen Wan	11	7
Tuen Mun	87	6
Yuen Long	55	10
Kwai Tsing	2	1
Total	1 666 ^{Note}	280

Note: Apart from LSOs, the BD also conducts inspections of SDFs in response to reports from the public. The total number of SDFs inspected in 2015 is 3 466.

In 2015, 198 removal or discontinuation orders (discontinuation orders are for SDFs in industrial buildings only) were issued against irregularities of building works associated with the SDFs inspected under these LSOs, and 123 prosecutions were instigated against the relevant owners for failure to comply with such orders. The removal/discontinuation orders issued and the prosecutions instigated in 2015 do not necessarily correspond to the SDFs inspected under LSOs in 2015.

- (b) The number of SDFs inspected under LSOs from 2011 to 2015, and the number of buildings involved are tabulated as follows -

District	No. of SDFs inspected under LSOs from 2011 to 2015	No. of buildings inspected under LSOs from 2011 to 2015
Central and Western	116	76
Wan Chai	176	56
Eastern	246	65
Southern	55	16
Wong Tai Sin	218	23
Kwun Tong	582	55
Yau Tsim Mong	1 345	277
Sham Shui Po	1 638	239
Kowloon City	962	131
North	37	14
Sha Tin	102	15

District	No. of SDFs inspected under LSOs from 2011 to 2015	No. of buildings inspected under LSOs from 2011 to 2015
Tai Po	52	18
Tsuen Wan	128	32
Tuen Mun	149	16
Yuen Long	119	35
Kwai Tsing	158	18
Total	6 083	1 086

- (c) A total of nine households were admitted to the Po Tin Transit Centre (PTTC) at Tuen Mun provided by the Housing Department (HD) as a result of the BD's enforcement action in 2015.

It has always been the Government's policy that no one will be rendered homeless as a result of its enforcement action. Should any occupant be verified by the relevant departments as having been rendered homeless as a result of the Government's actions, referral will be made for them to stay temporarily in the PTTC while they are awaiting eligibility vetting for further rehousing or looking for alternative accommodation themselves. The PTTC can accommodate 340 temporary residents. The HD will review the occupancy of the PTTC from time to time with a view to making corresponding arrangements for better utilisation of public resources.

- (d) In 2016, LSOs for rectifying irregularities of building works associated with SDFs will target 100 buildings, comprising 20 industrial buildings and 80 domestic buildings. 36 additional professional and technical posts will be created in 2016-17 to assist in the implementation of the BD's building safety and maintenance enforcement programmes. We are not able to provide a breakdown of the additional manpower and expenditure which will be involved solely for inspecting SDFs under LSOs.

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