

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)284**

**(Question Serial No. 5714)**

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:

- (1) As stated on page 72, “completed village by village survey of 5 274 New Territories Exempted Houses (NTEHs) to identify unauthorised building works (UBWs) that constitute serious contravention of the law and pose higher potential risks to building safety (First Round Targets) for priority enforcement action”, did the authorities take enforcement action against such 5 274 houses that constitute serious contravention of the law? If complete eradication cannot be achieved, what is the number of houses eradicated? What is the reason for not completing the comprehensive enforcement action? What is the estimated time for completing the enforcement action?
- (2) As stated on page 73, “the processing of 18 034 reporting forms received under the Reporting Scheme for UBWs in NTEHs”, what is the plan of the authorities regarding the “processing” of such forms? Will any enforcement action be taken? If so, what approach will be taken to “process” the forms; if not, what is the reason?
- (3) What were the numbers of removal orders issued for UBWs in NTEHs in the past five years?

Asked by: Hon LEUNG Kwok-hung (Member Question No. 520)

Reply:

- (1) Out of the 5 274 New Territories Exempted Houses (NTEHs) surveyed in 2015, the Buildings Department (BD) has identified 434 NTEHs with suspected unauthorised building works (UBWs) that constitute a serious contravention of the law and pose higher potential risks to building safety (i.e. the First Round Targets). The BD is still processing these cases, with a total of 52 removal orders issued as of 31 December 2015. The BD will continue to issue the remaining removal orders and monitor the compliance status of the issued removal orders. Where necessary, the BD will consider instigating prosecution against owners who fail to comply with removal orders without any reasonable excuse. At the moment the BD cannot estimate the time required for completing the enforcement action against the relevant UBWs.

- (2) The BD processed the reporting forms received under the Reporting Scheme by ascertaining whether the forms met the relevant requirements and could be accepted. The processing work was completed in 2015. As announced by the BD before the implementation of the Reporting Scheme, owners whose completed reporting forms were accepted are required to arrange qualified personnel to conduct safety inspection of the reported UBWs every five years. During the period of enforcement against First Round Targets, the BD will not require the removal of the reported UBWs unless they become dangerous. The BD will continue to adopt this approach in handling the reported UBWs. As regard UBWs which have not been reported to the BD, or UBWs in respect of which the report concerned has been rejected, the BD will continue to take enforcement action against them.
- (3) The numbers of removal orders issued against UBWs in NTEHs in the past five years are tabulated below –

<b>Year</b>	<b>Number of removal orders issued against UBWs in NTEHs</b>
2011	377
2012	161
2013	328
2014	454
2015	415
<b>Total</b>	<b>1 735</b>

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