

CONTROLLING OFFICER'S REPLY**DEVB(PL)286****(Question Serial No. 3437)**

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:

With regard to the handling of sub-divided flats (SDFs) stated under the Programme, please inform this Committee:

- 1) of the number of SDFs inspected in 2014 and 2015 respectively, broken down by the 18 districts;
- 2) of the number of SDFs rectified of irregularities in 2014 and 2015 respectively, broken down by the 18 districts;
- 3) whether analyses have been conducted on the distribution and risk level of SDFs, as well as districts requiring priority action in the past 3 years? If so, what are the details?

Asked by: Hon WU Chi-wai (Member Question No. 96)

Reply:

- 1) & 2) The geographical distribution of sub-divided flats (SDFs) inspected and SDFs rectified of irregularities in 2014 and 2015 is tabulated as follows -

District	2014		2015	
	No. of SDFs inspected	No. of SDFs rectified of irregularities ⁽¹⁾	No. of SDFs inspected	No. of SDFs rectified of irregularities ⁽¹⁾
Central and Western	471	2	138	1
Wan Chai	87	27	193	10
Eastern	61	18	195	4
Southern	8	3	7	0
Wong Tai Sin	4	3	110	5

District	2014		2015	
	No. of SDFs inspected	No. of SDFs rectified of irregularities ⁽¹⁾	No. of SDFs inspected	No. of SDFs rectified of irregularities ⁽¹⁾
Kwun Tong	111	11	407	0
Yau Tsim Mong	366	59	633	61
Sham Shui Po	156	97	641	51
Kowloon City	625	59	456	71
North	13	0	14	0
Sha Tin	9	5	56	0
Tai Po	50	0	78	0
Sai Kung	1	0	0	0
Tsuen Wan	108	9	218	3
Tuen Mun	8	0	130	1
Yuen Long	62	2	144	0
Kwai Tsing	78	0	46	0
Total	2 218	295	3 466	207

Note ⁽¹⁾: The figures do not necessarily correspond to the SDFs inspected in the same period.

- 3) As regards the districts requiring priority action, the Buildings Department (BD) would take into account a number of factors in selecting buildings for taking enforcement action against SDFs, including public reports received.

As regards the risk level of SDFs, according to BD's experience, commonly found building irregularities associated with SDFs include 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. These irregularities may pose fire and structural risk to the occupants and the buildings concerned. Where actionable irregularities are identified, the BD will issue removal orders to the owners concerned, and consider instigating prosecution against those who fail to comply with the removal orders.

Besides risks posed by the aforesaid commonly found building irregularities associated with SDFs, occupants of domestic SDFs in industrial buildings are exposed to high fire risks posed by other units within the same building which are still being used for industrial activities or storage of dangerous and inflammable goods. More stringent enforcement action is thus taken by the BD to eradicate domestic SDFs in industrial buildings. Once such SDFs are identified, the BD will issue removal orders and discontinuation orders against the owners. In case of non-compliance with the orders, the BD will institute prosecution action against the owner concerned, as well as consider applying to the court for a closure order to close down the premises and arrange for government contractors to carry out the necessary rectification works.

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