

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)300**

**(Question Serial No. 6179)**

Head: (82) Buildings Department  
Subhead (No. & title): (000) Operational expenses  
Programme: (1) Buildings and Building Works  
Controlling Officer: Director of Buildings (HUI Siu-wai)  
Director of Bureau: Secretary for Development

Question:

- (1) How many complaints against unauthorised building works (UBWs) in New Territories village houses (NT village houses) in various districts were received by the Department or referred to it by other departments in the last financial year? What were the respective numbers of cases processed, with contravention confirmed, and issued with removal orders in these districts? What was the number of cases involving repeated complaints?
- (2) What is the percentage of the 5 274 New Territories Exempted Houses (NTEHs) surveyed by the Department in the last financial year against the total number of NTEHs in Hong Kong? Among the NT village houses surveyed, how many cases of UBWs were identified and how many of them were issued with removal orders?
- (3) How many removal orders for UBWs in NT village houses have not yet been complied with after the specified time and remain outstanding? Please provide the numbers of removal orders not yet complied with for one to three years, four to six years, seven to nine years and ten years or above after the specified time. What follow-up action has the Government taken regarding the outstanding removal orders?
- (4) How many indigenous villagers of the New Territories are not granted rates exemption or have their exemptions revoked because of their UBWs?

Asked by: Dr Hon Kenneth CHAN Ka-lok (Member Question No. 197)

Reply:

- (1) From 1 January 2015 to 31 December 2015, the numbers of reports received for unauthorised building works (UBWs), cases handled, cases with actionable UBWs and removal orders issued for New Territories Exempted Houses (NTEHs) in the nine administrative districts of the New Territories District Councils are tabulated below –

<b>District</b>	<b>Number of reports received</b>	<b>Number of cases handled <sup>(1)</sup></b>	<b>Number of cases with actionable UBWs <sup>(1)</sup></b>	<b>Number of removal orders issued <sup>(1)</sup></b>
Islands	178	177	5	3
Kwai Tsing	51	51	9	1
North	292	291	67	9
Sai Kung	348	342	16	12
Sha Tin	137	134	10	5
Tai Po	689	667	49	8
Tsuen Wan	165	143	5	4
Tuen Mun	205	205	21	4
Yuen Long	989	986	58	21
<b>Total</b>	<b>3 054</b>	<b>2 996</b>	<b>240</b>	<b>67</b>

Note <sup>(1)</sup>: The follow-up action is still ongoing and the numbers may increase.

The Buildings Department (BD) does not compile statistics on cases involving repeated reports.

- (2) The BD does not have information on the total number of NTEHs in the territory. Therefore, we are unable to provide the percentage of NTEHs that have been surveyed. Out of the 5 274 NTEHs surveyed in 2015, 434 NTEHs have been identified with suspected UBWs that constitute a serious contravention of the law or 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.

- (3) The number of outstanding removal orders based on the overdue period as of 31 December 2015 is tabulated below –

<b>Overdue period</b>	<b>Number of orders</b>
less than 1 year	517
1-3 years	387
4-6 years	206
7-9 years	55
10 years or above	0
<b>Total</b>	<b>1 165</b>

The BD will consider instigating prosecution against owners who fail to comply with removal orders without reasonable excuse. From 2011 to 2015, 544 prosecutions had been instigated by the BD against failure to comply with removal orders on UBWs in NTEHs.

- (4) According to information provided by the Home Affairs Department (HAD), 333 new applications for rates exemption were rejected and 183 rates exemption cases were cancelled in 2015 due to the existence of UBWs in the NTEHs concerned. The HAD does not keep statistics on the total number of NTEHs that are not granted rates exemption due to the existence of UBWs.

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