

CONTROLLING OFFICER'S REPLY**DEVB(PL)105****(Question Serial No. 0876)**

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

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 2015 and 2016 respectively, broken down by the 18 districts;
- 2) of the number of SDFs rectified of irregularities in 2015 and 2016 respectively, broken down by the 18 districts;
- 3) whether an analysis has 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. 63)

Reply:

- 1) & 2) The geographical distribution of sub-divided flats (SDFs) inspected and SDFs rectified of irregularities in 2015 and 2016 is tabulated as follows: -

District	2015		2016	
	No. of SDFs inspected	No. of SDFs rectified of Irregularities*	No. of SDFs inspected	No. of SDFs rectified of Irregularities*
Central and Western	138	1	99	7
Wan Chai	193	10	115	2
Eastern	195	4	112	27
Southern	7	0	39	0
Wong Tai Sin	110	5	47	0
Kwun Tong	407	0	324	3
Yau Tsim Mong	633	61	492	77

District	2015		2016	
	No. of SDFs inspected	No. of SDFs rectified of Irregularities*	No. of SDFs inspected	No. of SDFs rectified of Irregularities*
Sham Shui Po	641	51	331	75
Kowloon City	456	71	371	47
North	14	0	29	0
Sha Tin	56	0	9	4
Tai Po	78	0	57	0
Sai Kung	0	0	2	0
Tsuen Wan	218	3	421	8
Tuen Mun	130	1	42	1
Yuen Long	144	0	311	3
Kwai Tsing	46	0	243	0
Islands	0	0	1	0
Total	3 466	207	3 045	254

Note *: 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.

In addition to risks posed by the aforesaid building irregularities, occupants of domestic SDFs in industrial buildings (IBs) are also 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. Apart from responding to reports on illegal domestic premises (including SDFs) in IBs, the BD will step up enforcement actions to eradicate such premises in an orderly and systematic manner through large scale operations. Once such premises 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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