

CONTROLLING OFFICER'S REPLY

DEVB(PL)275

(Question Serial No. 3489)

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:

Regarding the inspection of sub-divided flats in target buildings, will the authorities advise this Committee:

- a) of the number of reports received in the past three years and the number of such reports with irregularities found during inspection;
- b) of the number of sub-divided flats inspected with irregularities of building works found, of the most common irregularities found, and of the number of sub-divided flats with irregularities that have not yet been rectified for the year 2016-17;
- c) whether increasing manpower to speed up rectification of sub-divided flats and inspect more sub-divided flats has been considered; if so, of the details; if not, of the reasons for that?

Asked by: Hon LEE Kok-long, Joseph (Member Question No. 46)

Reply:

- a) The Buildings Department (BD) received about 14 100 reports on sub-divided flats (SDFs) in the past three years from members of the public or other government departments, among which the BD identified SDFs in 4 156 reports. Among these 4 156 reports, 223 SDFs were found to be associated with building irregularities that had to be followed up by the issuance of removal orders.
- b) Apart from responding to reports, the BD also takes enforcement action against irregularities of building works associated with SDFs through large scale operations. In the year 2016-17 (as at end December 2016), the BD inspected 2 623 SDFs in total. Of these 2 623 SDFs, 64 were found to be associated with building irregularities which had to be followed up by the issuance of removal orders. As at end December 2016, the building irregularities associated with four of these 64 SDFs were rectified.

The commonly found building irregularities associated with SDFs are 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.

- c) In 2016-17, enforcement action against building irregularities associated with SDFs is carried out by 414 professional and technical staff of the two Existing Buildings Divisions of the BD as part of their overall duties to implement the BD's building safety and maintenance enforcement programmes. An additional 47 professional and technical posts will be created in 2017-18 to assist in the implementation of the above-mentioned programmes. We are not able to provide a breakdown of the additional manpower resources involved solely for carrying out enforcement action in relation to SDFs.

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