

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)118**

**(Question Serial No. 1045)**

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:

As housing supply is tight, subdividing a unit into sub-divided flats (SDFs) is a common phenomenon in Hong Kong. In the Estimates, it is mentioned that the Buildings Department (BD) inspected SDFs in 100 target buildings. In this connection, would the authorities please inform this Committee, in table form:

1. the expenditure and staff establishment involved in inspecting SDFs by BD in each of the past three years;
2. the number of buildings inspected associated with SDFs and its distribution in the 18 districts in the past three years; and
3. the number of SDF owners associated with unauthorised building works identified by BD and the number of prosecutions in the past three years.

Asked by: Hon LUK Chung-hung (Member Question No. (LegCo use): 54)

Reply:

1. In 2015-16, 2016-17 and 2017-18, the enforcement action against building irregularities associated with sub-divided flats (SDFs) is carried out by 376, 414 and 434 professional and technical staff of the two Existing Buildings Divisions of the Buildings Department (BD) respectively as part of their overall duties to implement BD's building safety and maintenance enforcement programmes. We are not able to provide a breakdown of the manpower and expenditure involved solely for inspection of SDFs.
2. BD has been conducting large scale operations (LSOs) for rectifying irregularities of building works associated with SDFs since 2011. The number of buildings inspected under the LSOs in the past three years and their geographical distribution are tabulated as follows –

<b>District</b>	<b>No. of buildings inspected under LSOs in 2015, 2016 and 2017</b>
Central and Western	42
Wan Chai	35
Eastern	23
Southern	5
Wong Tai Sin	19
Kwun Tong	38
Yau Tsim Mong	113
Sham Shui Po	86
Kowloon City	102
North	23
Sha Tin	8
Tai Po	23
Tsuen Wan	23
Tuen Mun	19
Yuen Long	33
Kwai Tsing	12
<b>Total</b>	<b>604</b>

3. BD does not compile statistics on the number of SDF owners associated with unauthorised building works identified by the department. BD instigated 293 prosecutions against non-compliance with removal orders involving SDFs in the past three years.

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