

CONTROLLING OFFICER'S REPLY

DEVB(PL)127

(Question Serial No. 1302)

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:

Would the Government inform this Committee of the following information related to building safety:

- (a) the total number of buildings inspected by the Buildings Department (BD) in each year since the implementation of the Mandatory Building Inspection Scheme (MBIS);
- (b) please list the number of private buildings in the territory aged 30 to 39 years, 40 to 49 years, 50 to 59 years, 60 to 69 years and 70 years or above that have been inspected by BD under the MBIS, broken down by district and building condition at the time of inspection;

Category II	Category I		40 to 49 years
Obvious defects found	Requiring emergency remedial works	Central and Western	Total number of buildings inspected
		Wan Chai	
		Eastern	
		Southern	
		Kowloon City	
		Wong Tai Sin	
		Kwun Tong	
		Yau Tsim Mong	
		Sham Shui Po	
		Tsuen Wan	
		Kwai Tsing	
		Sai Kung	
		Sha Tin	
		Tai Po	
		North	
		Tuen Mun	
		Yuen Long	
		Islands	
		Total	

Category IV	Category III		40 to 49 years
No apparent defect	Only minor defects found	Central and Western	Total number of buildings inspected
		Wan Chai	
		Eastern	
		Southern	
		Kowloon City	
		Wong Tai Sin	
		Kwun Tong	
		Yau Tsim Mong	
		Sham Shui Po	
		Tsuen Wan	
		Kwai Tsing	
		Sai Kung	
		Sha Tin	
		Tai Po	
		North	
		Tuen Mun	
		Yuen Long	
		Islands	
		Total	

Category II	Category I		50 to 59 years
Obvious defects found	Requiring emergency remedial works	Central and Western	Total number of buildings inspected
		Wan Chai	
		Eastern	
		Southern	
		Kowloon City	
		Wong Tai Sin	
		Kwun Tong	
		Yau Tsim Mong	
		Sham Shui Po	
		Tsuen Wan	
		Kwai Tsing	
		Sai Kung	
		Sha Tin	
		Tai Po	
		North	
		Tuen Mun	
		Yuen Long	
		Islands	
		Total	

Category IV	Category III		50 to 59 years
No apparent defect	Only minor defects found		Total number of buildings inspected
		Central and Western	
		Wan Chai	
		Eastern	
		Southern	
		Kowloon City	
		Wong Tai Sin	
		Kwun Tong	
		Yau Tsim Mong	
		Sham Shui Po	
		Tsuen Wan	
		Kwai Tsing	
		Sai Kung	
		Sha Tin	
		Tai Po	
		North	
		Tuen Mun	
		Yuen Long	
		Islands	
		Total	

Category II	Category I		60 to 69 years
Obvious defects found	Requiring emergency remedial works	Central and Western	Total number of buildings inspected
		Wan Chai	
		Eastern	
		Southern	
		Kowloon City	
		Wong Tai Sin	
		Kwun Tong	
		Yau Tsim Mong	
		Sham Shui Po	
		Tsuen Wan	
		Kwai Tsing	
		Sai Kung	
		Sha Tin	
		Tai Po	
		North	
		Tuen Mun	
		Yuen Long	
		Islands	
		Total	

Category IV	No apparent defect																					
Category III	Only minor defects found																					
		Central and Western	Wan Chai	Eastern	Southern	Kowloon City	Wong Tai Sin	Kwun Tong	Yau Tsim Mong	Sham Shui Po	Tsuen Wan	Kwai Tsing	Sai Kung	Sha Tin	Tai Po	North	Tuen Mun	Yuen Long	Islands	Total		
60 to 69 years		Total number of buildings inspected																				

Category II	Category I		70 years or above
Obvious defects found	Requiring emergency remedial works	Central and Western	Total number of buildings inspected
		Wan Chai	
		Eastern	
		Southern	
		Kowloon City	
		Wong Tai Sin	
		Kwun Tong	
		Yau Tsim Mong	
		Sham Shui Po	
		Tsuen Wan	
		Kwai Tsing	
		Sai Kung	
		Sha Tin	
		Tai Po	
		North	
		Tuen Mun	
		Yuen Long	
		Islands	
		Total	

Category IV	Category III	70 years or above
No apparent defect	Only minor defects found	Total number of buildings inspected
		Central and Western
		Wan Chai
		Eastern
		Southern
		Kowloon City
		Wong Tai Sin
		Kwun Tong
		Yau Tsim Mong
		Sham Shui Po
		Tsuen Wan
		Kwai Tsing
		Sai Kung
		Sha Tin
		Tai Po
		North
		Tuen Mun
		Yuen Long
		Islands
		Total

For the private buildings inspected as mentioned above, please list the number of buildings with sub-divided flats (SDFs) found during inspection, broken down by district.

		Total number of buildings inspected (Number of buildings with SDFs)																		
Category II	Category I	Central and Western	Wan Chai	Eastern	Southern	Kowloon City	Wong Tai Sin	Kwun Tong	Yau Tsim Mong	Sham Shui Po	Tsuen Wan	Kwai Tsing	Sai Kung	Sha Tin	Tai Po	North	Tuen Mun	Yuen Long	Islands	Total
Obvious defects found	Requiring emergency remedial works																			

		Total number of buildings inspected (Number of buildings with SDFs)																			
Category IV	Category III	Central and Western	Wan Chai	Eastern	Southern	Kowloon City	Wong Tai Sin	Kwun Tong	Yau Tsim Mong	Sham Shui Po	Tsuen Wan	Kwai Tsing	Sai Kung	Sha Tin	Tai Po	North	Tuen Mun	Yuen Long	Islands	Total	
No apparent defect	Only minor defects found																				

- (c) The Government launched an operation to inspect all private buildings aged 50 or above in the territory in 2010 to determine whether these buildings are structurally safe. From 2010 to present, please list by year i) the number of buildings inspected in each year since 2010; and ii) the building conditions of the buildings inspected.

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 511)

Reply:

- (a) Under the Mandatory Building Inspection Scheme (MBIS), building owners served with a statutory notice are required to appoint a registered inspector (RI) to carry out inspections and a registered contractor to carry out necessary repairs of their building. Since the implementation of the MBIS in 2012, the number of buildings whose owners are served with statutory notices and inspected by RIs under the MBIS in each year are tabulated below –

Year	Number of buildings inspected by RIs under MBIS
2013	29
2014	314
2015	530
2016	503
2017	378
Total	1 754

- (b) The geographical distribution of buildings inspected by RIs under the MBIS broken down by building age groups and RIs' assessment on building conditions are tabulated below –

30 to 39 years	District	Defects found	No apparent defect
Total number of buildings inspected by RIs	Central and Western	39	2
	Wan Chai	25	3
	Eastern	22	2
	Southern	12	4
	Kowloon City	37	2
	Wong Tai Sin	2	0
	Kwun Tong	18	1
	Yau Tsim Mong	34	1
	Sham Shui Po	43	2
	Tsuen Wan	2	0
	Kwai Tsing	25	1
	Sai Kung	3	0
	Sha Tin	12	1
	Tai Po	12	1
	North	1	0
	Tuen Mun	20	0
	Yuen Long	7	1
Islands	0	0	
335	Total	314	21

40 to 49 years	District	Defects found	No apparent defect
Total number of buildings inspected by RIs	Central and Western	116	7
	Wan Chai	53	11
	Eastern	31	3
	Southern	21	4
	Kowloon City	88	7
	Wong Tai Sin	17	1
	Kwun Tong	29	1
	Yau Tsim Mong	81	4
	Sham Shui Po	50	2
	Tsuen Wan	27	1
	Kwai Tsing	32	0
	Sai Kung	1	1
	Sha Tin	17	3
	Tai Po	10	0
	North	6	4
	Tuen Mun	7	1
	Yuen Long	21	0
Islands	1	0	
658	Total	608	50

50 to 59 years	District	Defects found	No apparent defect
Total number of buildings inspected by RIs	Central and Western	99	12
	Wan Chai	72	10
	Eastern	28	2
	Southern	24	2
	Kowloon City	106	16
	Wong Tai Sin	17	2
	Kwun Tong	13	2
	Yau Tsim Mong	143	4
	Sham Shui Po	39	4
	Tsuen Wan	9	2
	Kwai Tsing	1	0
	Sai Kung	6	0
	Sha Tin	0	0
	Tai Po	1	1
	North	12	1
	Tuen Mun	0	0
	Yuen Long	1	0
Islands	0	0	
629	Total	571	58

60 to 69 years	District	Defects found	No apparent defect
Total number of buildings inspected by RIs	Central and Western	12	4
	Wan Chai	24	1
	Eastern	9	2
	Southern	4	0
	Kowloon City	26	3
	Wong Tai Sin	0	0
	Kwun Tong	0	0
	Yau Tsim Mong	20	5
	Sham Shui Po	8	0
	Tsuen Wan	0	0
	Kwai Tsing	0	0
	Sai Kung	0	0
	Sha Tin	0	0
	Tai Po	0	0
	North	0	0
	Tuen Mun	0	0
	Yuen Long	0	0
Islands	0	0	
118	Total	103	15

70 years or above	District	Defects found	No apparent defect
Total number of buildings inspected by RIs	Central and Western	2	1
	Wan Chai	0	0
	Eastern	0	0
	Southern	0	0
	Kowloon City	1	2
	Wong Tai Sin	0	0
	Kwun Tong	0	0
	Yau Tsim Mong	1	0
	Sham Shui Po	4	1
	Tsuen Wan	1	0
	Kwai Tsing	0	0
	Sai Kung	0	0
	Sha Tin	0	0
	Tai Po	0	0
	North	0	0
	Tuen Mun	0	0
Yuen Long	0	1	
Islands	0	0	
14	Total	9	5

The Buildings Department (BD) does not compile statistics on the severity of defects identified and the number of buildings with sub-divided flats found during the inspections by RIs under the MBIS.

- (c) While BD has not conducted any study on the condition of old buildings, it has been implementing the MBIS since 2012 which mandates building owners to conduct building inspection and carry out necessary repair works.

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