

CONTROLLING OFFICER'S REPLY

DEVB(PL)109

(Question Serial No. 0103)

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:

It is mentioned in the Programme that the Buildings Department (BD) continued the large scale operation on inspection of unauthorised sub-divided flats (SDFs) in target buildings. In this connection, would the Government inform this Committee of the following:

1. list in table form the districts, type of buildings, total number of flats and number of unauthorised SDFs identified of the buildings in Kowloon West among those inspected by BD in 2018-19, as well as the repair orders issued;
2. the details of structural surveys carried out for buildings with repair orders issued among the inspections by BD in 2018-19; list in table form the location and number of existing SDFs of the buildings involved; and
3. the expected establishment of staff involved for the planned inspection of 100 target buildings in 2019-20 by BD, and the details of the expected additional staff and the expenditure involved.

Asked by: Hon CHAN Hoi-yan (LegCo internal reference no.: 4)

Reply:

- 1.&2. The Buildings Department (BD) has been conducting large scale operations (LSOs) for rectifying building irregularities associated with sub-divided flats (SDFs) since 2011. The commonly found building irregularities associated with SDFs are formation of unauthorised door openings that contravene the fire-resisting construction requirements of fire escape routes, 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. For these building irregularities, BD will issue removal orders to the owners concerned requiring rectification of the irregularities.

Under the LSOs on SDFs for domestic/composite and industrial buildings in Kowloon West, the numbers of SDFs inspected, SDFs with irregularities identified, removal orders issued in 2018 are tabulated below –

District	Number of SDFs inspected	Number of SDFs with irregularities identified ⁽¹⁾	Number of removal orders issued ⁽¹⁾
Sham Shui Po	55	147	173
Yau Tsim Mong	58	82	85
Kowloon City	97	22	22
Total	210	251	280

Note ⁽¹⁾: The figures do not necessarily correspond to the SDFs inspected in the same period.

BD does not compile statistics on the repair orders issued for SDFs and the number of existing SDFs.

3. Same as 2018-19, inspections of target buildings against building irregularities associated with SDFs in 2019-20 will continue to be carried out by 434 professional and technical staff of the two Existing Buildings Divisions of BD as part of their overall duties to implement BD's building safety and maintenance enforcement programmes. BD is not able to provide a breakdown of the manpower and expenditure involved solely for such inspections.

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