

**CONTROLLING OFFICER'S REPLY****DEVB(PL)113****(Question Serial No. 3095)**

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:

- (1) Please state Buildings Department's (BD) criteria for selecting target buildings for inspection and setting the number of target buildings for large scale operations (LSOs).
- (2) Regarding domestic buildings/composite buildings and industrial buildings, please list the respective number of target buildings and buildings inspected for the LSOs since 2012.

District	Domestic buildings/composite buildings		Industrial buildings	
	Number of target buildings	Number of buildings inspected	Number of target buildings	Number of buildings inspected

- (3) Please list the numbers of unauthorised building works (UBWs) on rooftops, flat roofs, yards, lanes, sub-divided flats and large unauthorised signboards identified in domestic buildings/composite buildings since 2012, and provide statistics on related enforcement actions and the details of the enforcement of closure orders/orders.
- (4) Please list the numbers of UBWs on rooftops, flat roofs, yards, lanes, sub-divided flats and large unauthorised signboards identified in industrial buildings since 2012, and provide statistics on related enforcement actions and the details of the enforcement of closure orders/orders.
- (5) Please provide the numbers of households and people affected by BD's enforcement actions respectively and the details of the rehousing arrangements.

- (6) Please list the relevant figures of the “Relocation Allowance for Residents of Illegal Domestic Premises in Industrial Buildings who Have to Move out as a result of BD’s Enforcement Action” by the Community Care Fund by year:

Year	Number of applications received	Number of applications approved	Number of beneficiaries	Amount involved

- (7) Please state the section responsible for carrying out LSOs in BD and its staff establishment, total working hours and expenditure involved.

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 1049)

Reply:

- (1) The Buildings Department (BD) has been conducting large scale operations (LSOs) against target buildings for removing unauthorised building works (UBWs) (including but not limited to those UBWs on rooftops, flat roofs, yards and lanes), rectifying building irregularities in sub-divided flats (SDFs) and repairing building defects. BD adopts a risk-based approach in selecting target buildings for LSOs, taking into account a number of factors including public reports received. Taking into account the recommendations in Director of Audit’s Report No. 64, the numbers of target buildings for these LSOs were adjusted in 2015 so as to redeploy resources to complete outstanding LSOs and clear backlog of outstanding removal orders.
- (2) As at end of 2018, the numbers of domestic/composite buildings and industrial buildings selected and inspected under the LSOs mentioned in Part (1) since 2012 are tabulated below –

District	Domestic/composite buildings		Industrial buildings	
	Number of target buildings	Number of buildings inspected	Number of target buildings	Number of buildings inspected
Central and Western	199	189	1	1
Wan Chai	166	163	0	0
Eastern	241	232	5	4
Southern	54	53	6	6

District	Domestic/composite buildings		Industrial buildings	
	Number of target buildings	Number of buildings inspected	Number of target buildings	Number of buildings inspected
Islands	6	6	0	0
Wong Tai Sin	60	59	14	14
Kwun Tong	144	139	35	31
Yau Tsim Mong	539	522	31	28
Sham Shui Po	388	378	17	17
Kowloon City	374	365	21	20
North	64	60	0	0
Sha Tin	39	39	7	6
Tai Po	85	82	0	0
Sai Kung	6	6	0	0
Tsuen Wan	58	53	20	18
Tuen Mun	44	43	23	22
Yuen Long	110	106	2	2
Kwai Tsing	53	52	32	25
<b>Total</b>	<b>2 630</b>	<b>2 547</b>	<b>214</b>	<b>194</b>

Remark: As the inspections for some buildings that were chosen in 2018 have not completed, the number of buildings inspected is relatively smaller than the number of target buildings.

- (3)&(4) From 2012 to 2018, the numbers of removal orders issued for UBWs, unauthorised structures removed and irregularities rectified, SDFs inspected, SDFs rectified of irregularities and removal orders issued for large unauthorised signboards in domestic/composite buildings are 62 440, 109 898, 12 768, 1 467 and 756 respectively. The numbers of removal orders issued for UBWs, unauthorised structures removed and irregularities rectified, SDFs inspected, SDFs rectified of irregularities and removal orders issued for large unauthorised signboards in industrial buildings are 19 047, 38 496, 2 664, 56 and 21 respectively.

From 2012<sup>(1)</sup> to 2018, the number of unauthorised signboards removed or validated is 6 271.

BD does not compile separate statistics on the numbers of such UBWs in domestic/composite buildings and industrial buildings.

Note<sup>(1)</sup>: Since the Signboard Validation Scheme (SVS) was commenced in 2013, the figure for 2012 includes only the unauthorised signboard removed and those figures from 2013 to 2018 include the unauthorised signboard removed or validated under the SVS.

- (5) BD does not compile statistics on the number of households and people affected by BD's enforcement actions and the subsequent rehousing arrangement.
- (6) The statistics for the Community Care Fund Assistance Programme on "Relocation Allowance for Residents of Illegal Domestic Premises in Industrial Buildings who Have to Move out as a result of the Buildings Department's Enforcement Action" are tabulated below –

<b>Year</b>	<b>Number of applications received</b>	<b>Number of applications approved<sup>(2)</sup></b>	<b>Number of beneficiaries<sup>(2),(3),(4)</sup></b>	<b>Amount involved (HK\$)<sup>(2),(4)</sup></b>
2011	37	33	34	71 800
2012	120	107	170	310 700
2013	0	0	0	0
2014	1	1	1	0
2015	0	0	0	0
2016	11	9	10	41 400
2017	18	11	32	48 200
2018	10	8	21	58 142
<b>Total</b>	<b>197</b>	<b>169</b>	<b>268</b>	<b>530 242</b>

Note<sup>(2)</sup>: The figures do not necessarily correspond to the applications received in the same year.

Note<sup>(3)</sup>: An approved application could benefit more than one individual.

Note<sup>(4)</sup>: Some beneficiaries did not collect the allowance after the applications were approved.

- (7) LSOs are carried out by 434 professional and technical staff of the two Existing Buildings Divisions 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 actions under the LSOs.

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