

CONTROLLING OFFICER'S REPLY

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(Question Serial No. 0905)

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 performance measures (Targets and Indicators) in respect of buildings with sub-divided flats (SDFs) of the Buildings Department, would the authorities inform this Committee of the following:

- (1) how the target buildings in need of rectification of irregularities associated with SDFs are selected by the Department;
- (2) the expenditure and manpower, or expenditure and manpower estimates, involved in the identification, inspections and rectifications of SDFs with irregularities in the last two years and 2018-19; and
- (3) tabulate the (1) districts; (2) time taken to rectify the irregularities; and (3) details/types of the irregularities in respect of SDFs with irregularities rectified by the Department in the last two years.

Asked by: Hon IP LAU Suk-ye, Regina (LegCo internal reference no.: 12)

Reply:

- (1) The Buildings Department (BD) has been conducting large scale operations (LSOs) for rectifying building irregularities associated with sub-divided flats (SDFs). BD adopts a risk-based approach in selecting target buildings for such LSOs taking into account a number of factors including public reports received.
- (2) Enforcement action against building irregularities associated with SDFs is carried out by the 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. The numbers of professional and technical staff in these two divisions in 2016-17, 2017-18 and 2018-19 are 414, 434 and 434 respectively. BD is not able to provide a breakdown of the expenditure and manpower involved solely for enforcement action against building irregularities associated with SDFs.

- (3) 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 serious water seepage, and excessive installation of partition walls and/or thickening of floor screeding that result in overloading of the floor slabs.

The geographical distribution of SDFs rectified of irregularities in 2017 and 2018 is tabulated as follows –

District	No. of SDFs rectified of irregularities in 2017 and 2018
Central and Western	20
Wan Chai	17
Eastern	28
Southern	3
Islands	0
Wong Tai Sin	4
Kwun Tong	11
Yau Tsim Mong	124
Sham Shui Po	139
Kowloon City	91
North	8
Sha Tin	4
Tai Po	3
Sai Kung	0
Tsuen Wan	19
Tuen Mun	1
Yuen Long	20
Kwai Tsing	10
Total	502

BD does not compile statistics on the time taken to rectify building irregularities associated with SDFs and the details/types of such irregularities.

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