

CONTROLLING OFFICER'S REPLY

DEVB(PL)130

(Question Serial No. 2207)

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:

With regard to the inspection of sub-divided flats (SDFs) by the Buildings Department (BD), would the Government inform this Committee of the following:

- (a) the numbers of SDFs with irregularities identified in 2017 and 2018 respectively;
- (b) the percentages of SDFs rectified of irregularities against the total SDFs in 2017 and 2018 respectively, and the reasons if 100% could not be achieved; and
- (c) the measures of BD to improve the percentage.

Asked by: Hon OR Chong-shing, Wilson (LegCo internal reference no.: 46)

Reply:

- (a) The numbers of sub-divided flats (SDFs) with building irregularities identified in 2017 and 2018 are 266 and 604 respectively.
- (b)&(c) The Buildings Department (BD) does not compile statistics on the total number of SDFs. The numbers of SDFs rectified of building irregularities in 2017 and 2018 are 253 and 249 respectively; these figures do not correspond to the figures in (a) above.

Where actionable building irregularities associated with SDFs are identified, BD will issue removal orders against the owners concerned. The number of removal orders issued in 2017 and 2018 in relation to building irregularities associated with SDFs which were outstanding as at end 2018 were 189 and 487 respectively. The BD would continue to follow up the outstanding removal orders, including instigating prosecution against owners who fail to comply with the orders.

As regards SDFs used for domestic purpose in industrial buildings, BD will also issue discontinuation orders against the owners requiring the cessation of the domestic use. In case of non-compliance, BD will instigate prosecution against the owner concerned, and consider applying to the court for a closure order to close down the premises and arranging government contractors to carry out the necessary rectification works.

In addition to taking enforcement action against building irregularities of SDFs in response to public reports and through large scale operations, BD will continue to enhance its public education and publicity campaign on building safety and foster a building safety culture in the community.

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