

CONTROLLING OFFICER'S REPLY

DEVB(PL)298

(Question Serial No. 5128)

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 MBIS, broken down by district and building condition at the time of inspection;

Category II	Category I		30 to 39 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		30 to 39 years
						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		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	No apparent defect		Category III	Only minor defects found		40 to 49 years
			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		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 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		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 IV	Category III	60 to 69 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		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	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	

		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 (LegCo internal reference no.: 412)

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 MBIS in 2012, the number of buildings whose owners are served with statutory notices and inspected by RIs under 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
2018	427
Total	2 181

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

30 to 39 years	District	Defects found	No apparent defect
Total number of buildings inspected by RIs	Central and Western	33	2
	Wan Chai	30	5
	Eastern	24	2
	Southern	10	3
	Kowloon City	33	3
	Wong Tai Sin	3	0
	Kwun Tong	14	1
	Yau Tsim Mong	36	1
	Sham Shui Po	40	4
	Tsuen Wan	5	0
Kwai Tsing	24	1	

30 to 39 years	District	Defects found	No apparent defect
Total number of buildings inspected by RIs	Sai Kung	2	0
	Sha Tin	12	0
	Tai Po	13	1
	North	1	0
	Tuen Mun	17	0
	Yuen Long	6	2
	Islands	0	0
328	Total	303	25

40 to 49 years	District	Defects found	No apparent defect
Total number of buildings inspected by RIs	Central and Western	140	9
	Wan Chai	66	15
	Eastern	38	4
	Southern	28	7
	Kowloon City	107	9
	Wong Tai Sin	18	1
	Kwun Tong	43	3
	Yau Tsim Mong	103	4
	Sham Shui Po	64	2
	Tsuen Wan	32	1
	Kwai Tsing	39	0
	Sai Kung	2	1
	Sha Tin	21	5
	Tai Po	15	0
	North	9	4
	Tuen Mun	15	2
	Yuen Long	26	0
	Islands	1	0
834	Total	767	67

50 to 59 years	District	Defects found	No apparent defect
Total number of buildings inspected by RIs	Central and Western	117	13
	Wan Chai	96	12
	Eastern	33	2
	Southern	28	2
	Kowloon City	119	19
	Wong Tai Sin	18	2
	Kwun Tong	17	2
	Yau Tsim Mong	164	6
	Sham Shui Po	48	4
	Tsuen Wan	11	2
	Kwai Tsing	1	0
	Sai Kung	8	1
	Sha Tin	0	0
	Tai Po	1	1
	North	14	4
	Tuen Mun	0	0
	Yuen Long	2	0
Islands	1	0	
748	Total	678	70

60 to 69 years	District	Defects found	No apparent defect
Total number of buildings inspected by RIs	Central and Western	30	7
	Wan Chai	38	3
	Eastern	14	4
	Southern	5	0
	Kowloon City	80	6
	Wong Tai Sin	0	0
	Kwun Tong	0	0
	Yau Tsim Mong	27	4

60 to 69 years	District	Defects found	No apparent defect
Total number of buildings inspected by RIs	Sham Shui Po	14	1
	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
233	Total	208	25

70 years or above	District	Defects found	No apparent defect
Total number of buildings inspected by RIs	Central and Western	3	2
	Wan Chai	2	0
	Eastern	0	0
	Southern	0	0
	Kowloon City	2	4
	Wong Tai Sin	0	0
	Kwun Tong	0	0
	Yau Tsim Mong	10	2
	Sham Shui Po	5	1
	Tsuen Wan	5	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	1	0
Islands	0	1	
38	Total	28	10

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 MBIS.

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

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