

CONTROLLING OFFICER'S REPLY

DEVB(PL)101

(Question Serial No. 0532)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

1. In respect of the work regarding the “New Territories Exempted Houses (NTEHs) inspected under the village by village surveys for identification of unauthorised building works (UBWs) that constitute serious contravention of the law and pose higher potential risks for priority enforcement action”, what is the number of NTEHs that could be surveyed in targeted villages and were selected as at the end of 2019? What is the estimated number of remaining NTEHs that could be surveyed in targeted villages to be selected in the territory?
2. The Department has set a planned target of 4000 NTEHs for 2020 for the work mentioned in (1.) above, compared to the actual number of 5 175 NTEHs handled in 2019. What is the reason for not raising the target concerned?
3. In 2019, there were 91 “buildings targeted for removal of UBWs on rooftops, flat roofs, yards and lanes”, while the planned target for 2020 remains at 80. What is the reason for not raising the target to expedite the removal of UBWs?

Asked by: Hon LEUNG Che-cheung (LegCo internal reference no.: 13)

Reply:

1. As at end 2019, the Buildings Department (BD) had inspected about 39 800 New Territories Exempted Houses (NTEHs) under the village by village surveys for identification of unauthorised building works (UBWs) that constitute serious contravention of the law and pose higher potential risks to building safety (i.e. First

Round Targets) for priority enforcement action. Among the 642 recognised villages ⁽¹⁾, BD had surveyed 226 villages as of end 2019. As the total number of NTEHs to be surveyed in a recognised village can only be ascertained upon completion of the survey of the village, BD does not possess information on the actual number of NTEHs in the recognised villages to be surveyed under the village-by-village surveys.

2. Surveys on NTEHs for identification of First Round Targets were carried out on a village by village basis. The total number of NTEHs surveyed in a recognised village can only be ascertained upon completion of the survey of the village. As BD has to continue to follow up enforcement action against First Round Targets identified in 2019 due to the higher-than-expected number of NTEHs surveyed under the village by village surveys, the planned target for 2020 remains unchanged to ensure that the follow-up enforcement action can be taken in a timely manner.
3. BD has been conducting large scale operations (LSOs) against target buildings for comprehensive clearance of UBWs, including but not limited to those UBWs on rooftops, flat roofs, yards and lanes. BD adopts a risk-based approach in selecting target buildings for LSOs taking into account a number of factors including public reports received. In 2019, 91 buildings were selected as target buildings. As the workload associated with the identification of and the follow-up enforcement action against actionable UBWs in the target buildings selected in 2019 is substantial, the planned target for 2020 remains unchanged to ensure that the LSOs and enforcement action can be undertaken in a timely manner.

Note ⁽¹⁾: According to the “List of Recognised Villages under the New Territories Small House Policy” published by Lands Department in 2009, there are a total of 642 approved recognised villages in the territory.