CONTROLLING   OFFICER'S   REPLY

(Question Serial No. 0939)

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:

With regard to the handling of sub-divided flats (SDFs) problem, would the Government inform this Committee:

a).   whether the Buildings Department has compiled statistics on SDFs, including the number of SDFs and rent level; if yes, what are the details?

b).   of the current percentage and number of SDFs not complying with the requirements on structural safety and fire safety?

c).   whether the Government has defined the terms, structure and fire safety involving SDFs; if yes, what are the details?

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 39)

Reply:

a).   The Buildings Department (BD) does not compile statistics on the number and rent level of sub-divided flats (SDFs).

b) & c). SDFs are not defined under the Buildings Ordinance (Cap. 123).   For the purpose of BD's enforcement operations, the term generally refers to cases where a unit is subdivided into two or more smaller self-contained domestic units.   Pursuant to the prevailing enforcement policy, BD takes enforcement actions against building irregularities associated with SDFs.   The commonly found building irregularities on structural safety and fire safety 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 and excessive installation of partition walls and/or thickening of floor screeding that result in overloading of the floor slabs.

In 2019, 420 SDFs were identified with building irregularities.   As BD does not compile statistics on the number of SDFs, we are unable to provide the percentage of SDFs identified with building irregularities out of the total number of SDFs.

- End -