

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)117**

**(Question Serial No. 1163)**

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:

Regarding the Department's one-off special scheme to inspect external drainage systems of all private residential and composite buildings and to take appropriate enforcement action after inspection, will the Department inform this Committee of the following:

1. What are the latest estimated expenditure, staff establishment, and the numbers of outsourced companies and staff engaged for the special scheme?
2. What are the actual numbers of target buildings and flats inspected and the target numbers of buildings and flats to be inspected?
3. What is the current progress? Can the scheme be completed earlier in the first quarter of 2022? If so, what is the latest estimated date of completion?
4. What are, up to the present, the numbers of buildings that the Department has issued or planned to issue advisory letters or Drainage Repair Orders? What are the respective breakdowns by building age, namely buildings aged below 30 years, between 30 years and below 50 years, and 50 years or above?

Asked by: Hon OR Chong-shing, Wilson (LegCo internal reference no.: 11)

Reply:

1. Through the second round of the Anti-epidemic Fund (AEF), the Buildings Department (BD) has engaged 11 consultancy firms to undertake the one-off special scheme to inspect the external drainage systems of all private residential and composite buildings exceeding three storeys in height (the inspection scheme). The funding for the inspection scheme under the AEF is outside the scope of the Appropriation Bill or the estimates of the General Revenue Account. A total of

38 BD staff comprising professional, technical and clerical grade officers are required to implement the inspection scheme and take follow-up actions under the Buildings Ordinance (BO). \$300 million has been set aside for the inspection scheme.

2. & 3. The inspection scheme is a 24-month special measure, covering the inspection of external drainage system of around 20 000 private residential or composite buildings across the territory. It has been implemented since June 2020. As at the end of February 2021, BD's consultants have inspected about 5 000 buildings. The Government will review the progress of inspection scheme from time to time and explore the possibility of early completion of the inspection as far as practicable.
4. BD is reviewing the consultants' inspection reports completed and will take appropriate actions under the BO, such as issuing drainage repair orders requiring owners concerned to carry out the necessary repair works. Of the reports received thus far, BD has reviewed around 1 800 consultants' inspection reports as of end February 2021. Of the some 1 800 reports reviewed, 130 buildings (or 7.2%) warrant issue of drainage repair orders and 227 buildings (or 12.6%) warrant issue of advisory letters. BD would follow-up the issue of statutory orders and advisory letters accordingly. A breakdown of the numbers of buildings warranting issue of statutory orders and advisory letters is tabulated below –

<b>Building age (years)</b>	<b>Number of buildings warranting issue of advisory letter</b>	<b>Number of buildings warranting issue of drainage repair order</b>
less than 30	28	37
30 - 49	84	42
equal or more than 50	115	51
<b>Total</b>	<b>227</b>	<b>130</b>

Note: Some buildings may be served with both drainage repair orders and advisory letters.

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