

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)138**

**(Question Serial No. 0146)**

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:

It has been over 20 years since the Government started to conduct the large scale operation against unauthorised building works (UBWs) in 1999. In this connection, please inform this Committee of the following:

1. has the number of UBWs decreased in the past 5 years and what are the details?
2. has the Government reviewed the effectiveness of the existing policies and measures? What are the measures to address the matter?

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 191)

Reply:

1. The Buildings Department (BD) takes enforcement action against unauthorised building works (UBWs) in response to public reports and through large scale operations. In the past five years, the numbers of UBWs removed are as follows –

| <b>Year</b> | <b>Number of UBWs removed</b> |
|-------------|-------------------------------|
| 2016        | 26 430                        |
| 2017        | 27 683                        |
| 2018        | 27 534                        |
| 2019        | 28 374                        |
| 2020        | 19 499 <sup>(1)</sup>         |

Note<sup>(1)</sup>: The decrease in 2020 was owing to the special work arrangements of BD due to COVID-19.

BD has not conducted survey on the number of UBWs erected on the exterior of the private buildings in the whole territory in the past five years and has no information of UBWs in the interior of buildings.

2. BD adopts a "risk-based" approach in determining the priority of enforcement actions against UBWs and targeted the "actionable" UBWs for actions. To enhance building safety, BD has since 1 April of 2011 adopted a revised enforcement policy against UBWs by extending the coverage of actionable UBWs to include all UBWs (except minor amenity features) on the exterior of buildings, such as those on rooftops and podiums as well as those in yards and lanes of buildings, irrespective of their level of risk to public safety or whether they are newly erected. BD will continue to take a multi-pronged approach to tackle the problems of UBWs. In addition to taking enforcement action, instigating prosecution, imposing surcharge on default works, implementing the validation and financial assistance schemes, and providing support to owners through its in-house Social Services Teams, BD will continue to enhance its public education and publicity campaign on building safety to foster a building care culture in the community.

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