

CONTROLLING OFFICER'S REPLY

DEVB(PL)040

(Question Serial No. 0440)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (Ms Clarice YU)
Director of Bureau: Secretary for Development

Question:

Over the past year, what is the number of building orders against unauthorised building works and drainage issued by the Buildings Department? How many buildings have complied with these orders and conducted the required works? How would the Department plan to improve the compliance so as to enhance the compliance rate of building orders?

Asked by: Hon KONG Yuk-foon, Doreen (LegCo internal reference no.: 9)

Reply:

The Buildings Department (BD) takes enforcement action against unauthorised building works (UBWs) and defective drains in response to public reports and through large scale operations. In 2021, the numbers of UBWs removal orders and drainage repair orders issued and complied with, and the numbers of buildings involved with removal orders and drainage repair orders complied with are tabulated below –

Orders	Number of orders issued ⁽¹⁾	Number of orders complied with ⁽³⁾	Number of buildings with orders complied with ⁽³⁾
Removal orders	10 588	10 518	3 816
Drainage repair orders	8 393 ⁽²⁾	1 855	1 316

Note ⁽¹⁾: Contain orders with prescribed compliance dates yet to be expired.

Note ⁽²⁾: There was a substantial increase of drainage repair orders issued in 2021 due to the one-off territorial-wide drainage inspection scheme. The number of drainage repair orders issued in 2020 was 1 540.

Note ⁽³⁾: The figures do not necessarily correspond to the removal orders and drainage repair orders issued in 2021. Also, there may be cases where more than one order has been served on one single building.

Building owners should take primary responsibility for the proper maintenance of their properties and ensure that their properties are free from UBWs. When statutory orders are served on them, they should comply with removal orders to remove UBWs and repair orders to repair their buildings including the drainage systems within the specified period. In case of non-compliance with orders, BD will consider instigating prosecution action against those non-compliant owners. Nevertheless, the Government recognises that some owners may have difficulties in fulfilling their responsibility due to lack of financial means and technical knowledge, and/or other special circumstances. Therefore, the Government has provided technical and financial assistance to owners of private buildings through various assistance and loan schemes. Key schemes include the Operation Building Bright 2.0, the Building Drainage System Repair Subsidy Scheme, the Building Maintenance Grant Scheme for Needy Owners, the Building Safety Loan Scheme, the Home Renovation Interest-free Loan and the Common Area Repair Works Subsidy. To facilitate owners to apply for various assistance schemes, the Urban Renewal Authority has launched an all-in-one Integrated Building Rehabilitation Assistance Scheme (IBRAS). Under the IBRAS, eligible owners can simply complete one set of application forms for multiple applications for various assistance schemes. In addition, after issuing the statutory orders, BD will arrange its in-house social services teams to provide assistance to those owners and residents in need, including co-ordinating residents of the buildings to carry out the required works, and assisting them to apply for financial assistance schemes as appropriate.

Meanwhile, BD will continue to promote building safety and remind the public of the problems associated with UBWs and defective drains through its public education and publicity programmes using various channels, including televisions, radios, newspapers, pamphlets, webpages, social media and public transport.

- End -