

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2309)

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:

Regarding the enforcement against unauthorised building works (UBWs) under this programme in 2022-23, please advise this Committee of the following:

- 1) What are the respective total numbers of UBWs cases that the Department had yet to complete in each of the recent three years? What are the manpower and expenditure involved?
- 2) Has the Government considered strengthening the communication and co-operation with property management companies with a view to training the property management personnel in the understanding of UBWs so that they will report suspicious cases of UBWs in the properties under their management, which should result in fewer new UBWs cases?

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 38)

Reply:

- 1) As of 31 January 2023, the numbers of removal orders issued against unauthorised building works (UBWs) in the past three years (Note) and those yet to be discharged are tabulated below –

Year	The number of removal orders issued	The number of removal orders yet to be discharged
2020	8 150	2 722
2021	10 588	4 748
2022	16 308	12 918

The enforcement actions against UBWs were carried out by the professional and technical staff of the two Existing Buildings Divisions, the Mandatory Building Inspection Division and the Minor Works and Signboard Control Section of Buildings Department (BD) as part of their overall duties to implement BD's building safety and maintenance enforcement programmes. BD does not compile a breakdown of the manpower and expenditure involved solely for enforcement actions against UBWs.

- 2) To promote awareness of building safety and understanding of the problems of UBWs, BD has been publishing quarterly newsletters, and delivering talks and arranging the Building Safety Advanced Certificate Courses for property management companies and personnel on a regular basis. In addition, BD E-learning Centre provides a continual education platform for property management personnel to enhance their knowledge on building safety-related topics including the handling of UBWs. BD is also working with the Property Management Services Authority (PMSA) to review the scope for enhancing the role of property management companies in assisting building owners in handling building safety matters and UBWs. BD will continue to collaborate and keep close liaison with PMSA in the formulation of its Codes of Conduct / best practice guides in this regard.

Note: Such orders include those issued against UBWs and illegal drainage systems. The significant increase in the number of removal orders issued in 2022 was due to enhanced enforcement action against defective drainage system arising from the Special Inspection Scheme to inspect external drainage systems of all private residential and composite buildings exceeding three storeys to protect public health and safety.

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