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Controlling Officer : Director of Buildings

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CONTROLLING OFFICER'S REPLY

DEVB(PL)152

(Question Serial No. 0101)

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

Question:

It is stated under Matters Requiring Special Attention in 2026-27 that the Buildings Department (BD) will step up enforcement including enhanced audit checks against protective materials of scaffolding in accordance with the new mechanism set out in Practice Note for Registered Contractors 85, as well as fire safety precautionary measures for major building repair works.

1. What is the current establishment and manpower responsible for the relevant work? In light of BD's reduction of 114 non-directorate posts and media reports of non-renewal for 60 contract staff, how will BD deploy manpower in stepping up enforcement to ensure that the expected safety requirements are met?
2. With the enhanced requirements on scaffolding materials and fire safety precautionary measures during repair works, in addition to manpower deployment, BD has also implemented more stringent audit checks and sampling. Has the corresponding cost and time increased as a result? If yes, what are the details? If not, what are the reasons?

Asked by: Hon BOK Kwok-ming, Aaron (LegCo internal reference no.: 10)

Reply:

1. & 2. Regarding the implementation of the new mechanism for on-site sampling and testing of protective materials of scaffolding as stipulated in Practice Note for Registered Contractors 85, and fire safety precautionary measures for large scale building repair works, the Buildings Department (BD) will step up audit checks and inspections respectively, with an additional expenditure of about \$49 million estimated for 2026-27. The abovementioned work is carried out by the professional and technical staff of the two Existing Buildings Divisions, the Mandatory Building Inspection Division, the Minor Works Unit and the Site Monitoring Section of BD as part of their overall duties in overseeing building safety and maintenance. As the relevant work is part

of BD's regular duties, BD does not keep a breakdown of the manpower involved solely for these two tasks.

BD has all along been exploring ways to enhance effectiveness and efficiency through a range of enhancement measures, including leveraging information technology and proactively streamlining work procedures, so as to allow for more flexible deployment of manpower. For instance, BD's computer system was revamped in late 2025 to enable automatic generation of warning letters to owners failing to comply with statutory orders/notices, thereby reducing the manpower required for preparing such letters. BD is also actively promoting the use of the Electronic Submission Hub to reduce the manual processing of plans. BD will continue to review its overall operational needs and available resources to determine staffing arrangements.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)153

(Question Serial No. 1559)

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

Question:

There will be a net decrease of 114 non-directorate posts in the Buildings Department (BD) in 2026-27.

1. Which grades do the posts to be deleted mainly belong to?
2. Given the significant reduction in manpower, how does BD ensure that the large scale inspections and clearance operations against sub-divided flats and unauthorised building works remain unaffected?
3. Will BD make up for the reduction in manpower by increasing outsourced services or adopting innovative technologies?

Asked by: Hon CHAN Han-pan (LegCo internal reference no.: 14)

Reply:

1. The Government has been strictly controlling the civil service establishment, and has implemented the zero-growth policy in the civil service establishment since 2021-22 with the overall establishment contained at a level not exceeding that as at end-March 2021. In line with the Government's Productivity Enhancement Programme (PEP) and the objective of optimising the use of manpower resources, the civil service establishment will be reduced by 2% each in 2026-27 and 2027-28.

After reviewing factors such as overall service demand, operational needs and vacancy situations, the Buildings Department (BD) has made arrangements in line with the Government's reduction of the civil service establishment in 2026-27. In 2026-27, together with other time-limited posts to be lapsed, the posts to be reduced through BD's re-organisation or redeployment of internal resources include 16 posts of the Building Surveyor and the Structural Engineer grades, 60 posts of the Survey

Officer and the Technical Officer grades, 35 posts of the clerical grade and three posts of other grades.

2. & 3. BD will continue to adopt management measures and digitalisation with a view to enhancing efficiency through reprioritisation, internal redeployment, streamlining of work processes and application of technology. While the civil service is being further streamlined, BD will continue to deliver high-quality public services to citizens so that the large scale inspections and clearance operations against subdivided flats and unauthorised building works remain unaffected. For instance, BD's computer system was revamped in late 2025 with the development of the new Case Management and Reporting Platform to enable automatic generation of warning letters to owners failing to comply with statutory orders/notices, thereby reducing the manpower required for preparing such letters and facilitating efficient handling of enquiries regarding statutory orders/notices through the electronic platform. BD will continue to review its work priorities and enforcement strategies, making targeted adjustments as necessary, so as to allow for more flexible deployment of manpower resources to cope with various service demands.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)154

(Question Serial No. 1561)

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

Question:

The Buildings Department's estimate of \$97.08 million for general departmental expenses in 2026-27 represents a substantial decrease of about \$34 million as compared with the revised estimate for last year.

1. What are the daily operations and scope of services mainly involved in this substantial decrease in expenses?
2. Will this affect the equipment support for frontline enforcement officers, transport arrangements for routine inspections, or the quality of public enquiry services provided to the public?

Asked by: Hon CHAN Han-pan (LegCo internal reference no.: 16)

Reply:

The Department's annual expenses may vary in light of actual circumstances. With regard to general departmental expenses, the decrease mainly involves the appointment of non-civil service contract staff, rentals and maintenance of information and communications technology, rents, other day-to-day departmental expenses (such as supplies and equipment, advertising costs), etc. The Buildings Department will, through a range of measures including leveraging information technology and computer systems, proactively streamlining work procedures, and reviewing work priorities, allow for more flexible deployment of resources to cope with various service demands, thereby maintaining the quality of enforcement, inspections and public enquiry services.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)155

(Question Serial No. 0173)

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

Question:

With regard to “stepping up enforcement including enhanced audit checks against protective materials of scaffolding in accordance with the new mechanism set out in Practice Note for Registered Contractors 85, as well as fire safety precautionary measures for major building repair works”, will the Government inform this Committee of the following:

1. What are the manpower and expenditure involved in carrying out the above work this year?
2. What are the numbers of inspections conducted and problem cases identified by the Government since the implementation of the initiative? What is the latest progress in following up these cases, including the numbers of warning letters and cease works orders issued, as well as prosecutions instigated?
3. Has the Government set any indicators for the relevant audit checks this year? At present, are audit checks conducted on a risk-based approach or on a random basis, and what is the rationale?
4. In line with the concept of “empowering public services through artificial intelligence (AI)” in the Budget, has the Government considered a wider application of AI in the inspection process, including the use of electronic platforms for processing relevant documents and conducting audit checks, to expedite the overall workflow? If yes, what are the details? If not, what are the reasons?

Asked by: Hon CHU Lap-wai (LegCo internal reference no.: 61)

Reply:

1. Regarding the implementation of the new mechanism for on-site sampling and testing of protective materials of scaffolding as stipulated in Practice Note for Registered Contractors 85, and fire safety precautionary measures for large scale building repair

works, the Buildings Department (BD) will step up audit checks and inspections respectively, with an additional expenditure of about \$49 million estimated for 2026-27. The abovementioned work is carried out by the professional and technical staff of the two Existing Buildings Divisions, the Mandatory Building Inspection Division, the Minor Works Unit and the Site Monitoring Section of BD as part of their overall duties in overseeing building safety and maintenance. As the relevant work is part of BD's regular duties, BD does not keep a breakdown of the manpower involved solely for these two tasks.

2. Since the implementation of the new mechanism, BD has been receiving notifications of completion of scaffold net installation and has been conducting site audits on an ongoing basis. As of the end of February 2026, BD had received a total of 106 notifications (involving 106 buildings) from which ten buildings were randomly selected by a computer system for site audit. Following the on-site sampling, samples from the ten buildings were sent to the Government Laboratory/laboratories designated by the Government for testing. The test results of all samples were found to be satisfactory.

In addition, since the end of 2025, BD has stepped up inspections of fire safety precautionary measures for large scale building repair works. As of February 2026, BD had inspected approximately over 400 buildings, among which 16 buildings were identified with irregularities in the fire safety precautionary measures. BD had informed the relevant registered building professionals/registered contractors (RCs) on the spot to follow up, and subsequently issued 11 warning letters (involving 15 buildings), requiring the parties concerned to rectify the irregularities within seven days. For cases where the irregularities were not rectified within the specified period, BD issued two cease works orders (involving four buildings) and is conducting investigations to consider pursuing punitive actions against the relevant registered building professionals/RCs under the Buildings Ordinance (Cap. 123), including instigating prosecution or disciplinary actions.

3. With the implementation of the new mechanism, upon receiving notifications of completion of scaffold net installation, BD will normally use a computer system to randomly select cases for on-site sampling and testing. In addition, BD has enhanced inspections of large scale repair works sites. BD will continue to review the overall operation and the effectiveness of inspections, and will adjust the work indicators from time to time as necessary.
4. BD conducts regularised external wall inspections for higher risk buildings with the use of drones and artificial intelligence, and carries out or causes the building owners to carry out emergency works to remove obvious danger arising from loose rendering or concrete to safeguard public safety.

Furthermore, BD will continue to leverage technology to strengthen the control of building materials and facilitate audit checks. Taking scaffold nets as an example, the new mechanism requires test reports to be submitted in electronic format with a digital signature for valid authentication of the identity of the designated laboratory, and to ensure the integrity of the test reports through encryption and digital signatures. The new mechanism also requires RCs to employ reliable systems (such as QR codes, near

field communication (NFC) devices and radio frequency identification (RFID) technologies) to facilitate verification and tracking of material lots.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)156

(Question Serial No. 1058)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (HO Chun Hung)

Director of Bureau: Secretary for Development

Question:

Regarding the maintenance of old private buildings in Hong Kong, will the Government inform this Committee of the following:

- (1) The number of private buildings by building age as at 2025, with a breakdown presented in the table below; if a breakdown cannot be provided, please specify the types of private buildings covered (e.g. subsidised sale flats that can be transacted in the open market, industrial and commercial buildings other than composite and domestic buildings):

Building age	Number of private buildings		
	Composite and domestic buildings		Industrial and commercial buildings
		Private housing	Subsidised sale flats
19 years or below			
20-29 years			
30-39 years			
40-49 years			
50 years or above			
Total			

- (2) The compliance status of notices under the Mandatory Building Inspection Scheme (MBIS) (notices) issued by the Buildings Department (BD) in respect of private buildings aged 30 years or above (i.e. buildings covered by MBIS) as at 2025 presented in the table below:

	Number of private buildings by building age		
	30-39 years	40-49 years	50 years or above

(a) Private buildings issued with notices [(b)+(c)]			
(b) Private buildings that have complied with notices			
(c) Private buildings with notices yet to be complied with [(d)+(e)+(f)]			
(d) Private buildings with notices not yet expired			
(e) Private buildings undergoing building inspection or repair works (including those where owners have appointed registered inspectors (RIs)/registered contractors (RCs) on their own, or BD has exercised its statutory power to carry out the requisite works in default of owners)			
(f) Private buildings that have not undergone building inspection or repair works (i.e. no RI/RC has been appointed)			
(g) Private buildings yet to be issued with notices			
(h) Total [(a)+(g)]			

- (3) The number of private buildings issued with notices in each year between 2020 and 2025; and
- (4) A breakdown of RIs or RCs subject to disciplinary action by the relevant disciplinary boards for contravention of the requirements under (a) MBIS and (b) the Mandatory Window Inspection Scheme in each year between 2020 and 2025.

Asked by: Hon HUNG Kam-in (LegCo internal reference no.: 8)

Reply:

- (1) As at the end of 2025, the numbers of private buildings by building age and type are tabulated below –

Building age	Number of private buildings	
	Composite and domestic buildings	Industrial and commercial buildings
19 years or below	6 475	672
20-29 years	5 197	539
30-39 years	8 721	1 133
40-49 years	6 751	1 239
50 years or above	9 402	891
Total	36 546	4 474

The Buildings Department (BD) does not keep the relevant information on subsidised sale flats buildings.

- (2) As at the end of 2025, the compliance status of notices under the Mandatory Building Inspection Scheme (MBIS) (notices) is tabulated below –

	Number of private buildings by building age (approx.)⁽¹⁾			
	30-39 years	40-49 years	50 years or above	Total
(a) Private buildings issued with notices [(b)+(c)]	150	1 950	6 500	8 600
(b) Private buildings that have complied with notices	0	700	2 700	3 400
(c) Private buildings with notices yet to be complied with [(d)+(e)+(f)]	150	1 250	3 800	5 200
(d) Private buildings with notices not yet expired	100	380	520	1 000
(e) Private buildings undergoing building inspection or repair works (including those where owners have appointed registered inspectors (RIs)/registered contractors (RCs) on their own, or BD has exercised its statutory power to carry out the requisite works in default of owners)	30	770	2 900	3 700
(f) Private buildings that have not undergone building inspection or repair works (i.e. no RI/RC has been appointed)	20	100	380	500
(g) Selected private buildings yet to be issued with notices	100	200	300	600
(h) Total [(a)+(g)]	250	2 150	6 800	9 200

Note ⁽¹⁾: The number of private buildings includes target buildings that were demolished after the issuance of notices.

- (3) Under MBIS, BD selects annually a designated number of target buildings on a risk-based approach for issuance of MBIS notices based on the building score system and advice of a selection panel comprising representatives from BD, professional institutions, relevant non-government organisations, property management professionals and District Councils. The numbers of buildings issued with statutory notices under MBIS by BD in each year between 2020 and 2025 are tabulated below –

Year	Number of buildings issued with MBIS notices
2020	403 ⁽²⁾
2021	601
2022	608

2023	603
2024	605
2025	613

Note ⁽²⁾: Since 2020, the number of target buildings selected annually has been increased from 400 to 600 to step up the implementation of MBIS and the Mandatory Window Inspection Scheme (MWIS).

- (4) Under MBIS and MWIS, RIs/qualified persons (QPs) engaged by the relevant owners/owners' corporations (OCs) are required to submit a certificate of building/window inspection and/or repair to BD upon completion of the building/window inspection and/or repair works (if necessary) respectively. Upon receipt of the above submissions, BD will carry out document checks and site inspections on a random basis in accordance with the sampling criteria of the international standard ISO 2859-1 (Sampling Procedures for Inspection by Attributes), and conduct follow-up investigation in light of complaints and reports received. If irregularities are identified, BD will issue verbal warnings, reminder letters or warning letters to the persons concerned. In case of serious contraventions, BD will consider prosecutions or disciplinary actions against the RIs/QPs/RCs. Starting from November 2025, when BD conducts random site audit checks on prescribed inspections or prescribed repairs for common parts of buildings, representatives of owners/OCs/property management offices will also be invited to complete questionnaires to identify irregularities or malpractice of RIs or RCs.

The numbers of QPs/RCs referred to the relevant disciplinary boards for disciplinary actions due to contravention of the requirements under MWIS between 2020 and 2025 are tabulated below. During this period, no RI/RC was referred to the disciplinary boards for disciplinary actions due to contravention of the requirements under MBIS.

Year	QPs/RCs
2020	7
2021	3
2022	4
2023	6
2024	2
2025	2

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)157

(Question Serial No. 1190)

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

Question:

Provision for 2026-27 is \$8.6 million (0.4%) lower than the revised estimate for 2025-26, which is mainly due to the decreased provision for general departmental expenses, partly offset by the increased provision for consultancy services. There will be a net decrease of 114 posts in 2026-27. In this connection, will the Government inform this Committee of the following:

- 1) Please tabulate the work areas and expenditure involved in the said consultancy services;
- 2) The Audit Commission has audited the Buildings Department (BD) on several occasions and found that there is room for improvement in BD's monitoring of consultancy services. How will BD ensure effective monitoring of the increased consultancy services to achieve cost-effectiveness?
- 3) The Development Bureau will formulate a new subsidy scheme in place of Operation Building Bright 2.0. What will be the impact on existing staffing and expenditure, and what are the reasons?

Asked by: Hon KAN Wai-mun, Carmen (LegCo internal reference no.: 51)

Reply:

- 1) The work areas and expenditure involved in the Buildings Department's (BD) engagement of outsourced consultants in 2026-27 are as follows –

Main work areas	Expenditure (\$ million)
(i) To carry out surveys and inspections of designated buildings or premises to identify unauthorised building works (UBWs)/unauthorised signboards/danger or dilapidated condition/fire safety concerns/water seepage, and submit reports to BD for enforcement actions;	20.81
(ii) To adopt conventional testing methods, infrared thermography and microwave tomography, etc., to investigate sources of water seepage and assess defective buildings/drainage/UBWs;	48
(iii) To carry out aerial surveys on buildings with unmanned aircraft systems/drones;	1.08
(iv) To offer expert witness services by providing objective analysis, opinions and reports on specific subject matters during legal proceedings to assist judges or juries in understanding complex professional issues;	0.56
(v) To deploy social service teams to offer counselling and support services to building owners and people in need in order to assist BD in taking enforcement actions;	7.85
(vi) To provide education and publicity services for the promotion of construction and building safety, assist in the formulation of strategies, organise publicity campaigns and produce publicity materials to enhance safety awareness; and	2.08
(vii) To draft the Code of Practice for Seismic-resistant Building Design Standards	0.75
Total	81.13

- 2) BD has always maintained a stringent mechanism for monitoring consultancy services, including requiring consultants to submit progress reports regularly, holding regular meetings with consultants, and closely monitoring the progress and quality of their services. BD also sends reminder emails of to-do items to consultants through its computer system in a timely manner. If problems are identified, BD will request immediate follow-up and rectification. If a consultant fails to meet the contractual requirements in carrying out the work specified under the contract, BD staff will, depending on the severity of the irregularity, issue a reminder, advisory letter or pre-warning letter to the consultant concerned. Substandard performance will be reflected

in the relevant items of the consultant's quarterly performance report, with a lower rating accorded. If no improvement is shown, BD staff will issue a warning letter to the consultant, arrange an interview with its senior management, request for submission of specific measures to improve performance, and issue an adverse performance report to the consultant. Consultants having received two and three consecutive adverse performance reports under the same consultancy agreement will be temporarily suspended from bidding BD's consultancy work of the same category for at least three and 12 months respectively. BD will continue to strengthen the management and monitoring of consultants' work.

- 3) In July 2018, the Government launched Operation Building Bright 2.0 (OBB 2.0) with a commitment of \$6 billion to subsidise private building owners in need to carry out building maintenance works. OBB 2.0 was expected to benefit approximately 4 300 buildings, involving about 280 000 households. Since its launch, the funding under OBB 2.0 is about to be fully committed. The community generally acknowledges that OBB 2.0 has been effective in supporting owners in carrying out large scale building maintenance works. Continued proper building maintenance by owners will effectively extend the service life of buildings and alleviate the pressure for redevelopment. The Government considers it worthwhile to continue to provide subsidies to owners in need, and has therefore earmarked \$3 billion in the Budget.

To ensure that the \$3 billion of public money can be utilised in a more targeted and precise manner to subsidise target buildings in need in the future, the Government is conducting a comprehensive review of the experience in implementing OBB 2.0 and analysing the relevant data to draw up a new subsidy scheme taking the following aspects into consideration:

1. How to set more targeted funding criteria to match resources with building maintenance needs more precisely (e.g. "three-nil" buildings, owners with relatively limited financial means in old and dilapidated private buildings);
2. How to strengthen an effective monitoring mechanism to ensure that the subsidised households can complete building maintenance works as early as possible with the support of the enhanced version of "Smart Tender"; and
3. How to encourage owners to maintain regular building maintenance, thereby preventing problems from accumulating and reducing the burden of large scale repair in the future.

The Government intends for URA to first launch the enhanced version of "Smart Tender" in the second half of 2026 to process applications which have yet to enter the tendering process under OBB 2.0, and then introduce the new subsidy scheme after the enhanced version of "Smart Tender" has been operated for some time. Under this approach, the Government will complete the review of OBB 2.0 and draw up the details of the new subsidy scheme in early 2027. The new subsidy scheme will be rolled out after consultation with the Legislative Council Panel on Development and application for funding to the Finance Committee. BD will continue to enhance work efficiency through re-deployment of internal resources and re-prioritisation of work, and will apply for additional resources in accordance with the established mechanism where necessary.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)158

(Question Serial No. 1459)

Head: (82) Buildings Department
Subhead (No. & title): (000) Operational expenses
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HO Chun Hung)
Director of Bureau: Secretary for Development

Question:

Buildings may develop structural, fire and other safety hazards due to ageing, defects, dilapidation or alterations. With regard to enhancing building safety, will the Government inform this Committee of the following:

1. Please provide in a table, by district, the numbers of notices issued, cases with expired notices yet to be complied with, and target buildings subject to proactive inspections under the Mandatory Building Inspection Scheme in the past three years.
2. What are the specific measures and expenditure estimates for stepping up enforcement actions in relation to building safety in 2026-27?
3. What measures does the Government have in place to support owners in enhancing building safety? Please list (i) the titles of the projects, (ii) the relevant staffing, and (iii) the amounts of expenditures. In particular, what are the specific measures regarding subsidies for fire safety improvement works? What is the number of buildings to be benefitted?

Asked by: Hon KWOK Fu-yung (LegCo internal reference no.: 11)

Reply:

1. In the past three years, the numbers of Mandatory Building Inspection Scheme (MBIS) notices issued by the Buildings Department (BD) and expired MBIS notices yet to be complied with, broken down by District Council (DC) district, are set out in Table 1 and Table 2 respectively –

Table 1: Number of MBIS notices issued

	2023	2024	2025
Central and Western	1 016	438	245
Eastern	1 633	435	822
Kowloon City	1 098	556	319
Kwai Tsing	101	18	41
Kwun Tong	551	807	166
North	17	122	8
Islands	1	0	3
Sai Kung	1	9	0
Sham Shui Po	804	539	2 888
Sha Tin	550	6	5
Southern	67	295	126
Tai Po	145	67	6
Tsuen Wan	86	147	84
Tuen Mun	18	160	22
Wan Chai	500	666	522
Wong Tai Sin	54	23	39
Yau Tsim Mong	1 701	611	270
Yuen Long	31	8	94
Total	8 374⁽¹⁾	4 907	5 660

Note ⁽¹⁾: The higher number of MBIS notices issued in 2023 was due to an increase in the number of projections on the exteriors of target buildings that year.

Table 2: Number of expired MBIS notices yet to be complied with

	2023	2024	2025
Central and Western	1 038	1 123	960
Eastern	1 242	1 141	749
Kowloon City	2 585	2 233	1 806
Kwai Tsing	173	115	108
Kwun Tong	546	470	324
North	153	144	165
Islands	103	103	89
Sai Kung	53	27	26
Sham Shui Po	2 691	2 299	1 763
Sha Tin	41	81	52
Southern	206	186	226
Tai Po	74	106	101
Tsuen Wan	397	379	353
Tuen Mun	472	476	156
Wan Chai	1 870	1 585	1 235
Wong Tai Sin	234	216	179
Yau Tsim Mong	4 481	4 116	3 249
Yuen Long	166	164	100
Total	16 525	14 964	11 641

As regards inspections, for private buildings undergoing prescribed inspection and repair under MBIS, registered inspectors engaged by the relevant owners/owners' corporations are required to submit the certificate of building inspection and/or certificate of building repair to BD upon completion of the inspection and/or repair works respectively. Upon receipt of the above submissions, BD will carry out document audits and site inspections on a random basis in accordance with the sampling criteria of the international standard ISO 2859-1 (Sampling Procedures for Inspection by Attributes), and conduct follow-up investigation in response to complaints and reports received. In the past three years, the numbers of submissions of MBIS certificates received and site inspections conducted on a random basis by BD in respect of common parts of a building, broken down by DC district, are tabulated in Table 3 and Table 4 below –

Table 3: Relevant figures concerning cases that have completed the phase of building inspection under MBIS

	Number of document audits (in terms of number of submissions) and site inspections		
	2023	2024	2025
Central and Western	1	-	2
Eastern	4	2	9
Kowloon City	1	3	7
Kwai Tsing	1	2	-
Kwun Tong	-	3	-
North	-	2	1
Islands	-	-	-
Sai Kung	-	1	1
Sham Shui Po	2	2	20
Sha Tin	-	-	1
Southern	1	1	1
Tai Po	-	-	-
Tsuen Wan	-	1	4
Tuen Mun	-	-	-
Wan Chai	4	3	4
Wong Tai Sin	-	1	1
Yau Tsim Mong	3	6	16
Yuen Long	1	7	2
Total	18	34	69

Table 4: Relevant figures concerning cases that have completed building repair works under MBIS

	Number of document audits (in terms of number of submissions) and site inspections		
	2023	2024	2025
Central and Western	2	1	2
Eastern	5	-	3

	Number of document audits (in terms of number of submissions) and site inspections		
	2023	2024	2025
Kowloon City	-	-	2
Kwai Tsing	1	-	2
Kwun Tong	-	-	1
North	-	-	-
Islands	-	-	-
Sai Kung	-	-	1
Sham Shui Po	1	2	8
Sha Tin	-	-	-
Southern	-	1	3
Tai Po	-	-	-
Tsuen Wan	-	-	-
Tuen Mun	-	-	1
Wan Chai	2	2	7
Wong Tai Sin	-	1	-
Yau Tsim Mong	5	3	8
Yuen Long	2	-	2
Total	18	10	40

Following the fire at Wang Fuk Court in Tai Po, BD has enhanced inspections of fire safety precautionary measures for buildings undergoing prescribed repair works under MBIS. As at the end of December 2025, the relevant figures concerning inspections, broken down by DC district, are tabulated in Table 5 –

Table 5: Relevant figures concerning cases undergoing building repair works under MBIS

	Number of buildings inspected
Central and Western	5
Eastern	5
Wan Chai	12
Southern	2
Kowloon City	10
Wong Tai Sin	2
Kwun Tong	1
Yau Tsim Mong	48
Sham Shui Po	10
Tsuen Wan	1
Kwai Tsing	2
Sai Kung	-
Sha Tin	-
Tai Po	4
North	-
Tuen Mun	1

	Number of buildings inspected
Yuen Long	1
Islands	-
Total	104

2. In 2026-27, to step up enforcement actions in relation to building safety, BD will continue its enforcement work in various areas, including unauthorised building works, building inspection and repairs, and fire safety improvement. In addition, regarding the implementation of the new mechanism for on-site sampling and testing of protective materials of scaffolding as stipulated in Practice Note for Registered Contractors 85, and fire safety precautionary measures for large scale building maintenance works, BD will step up audit checks and inspections respectively, with an additional expenditure of about \$49 million estimated for 2026-27.

3. With regard to supporting owners in enhancing building safety, through the all-in-one Integrated Building Rehabilitation Assistance Scheme of the Urban Renewal Authority (URA), the Government has been providing eligible owners with various services and subsidies according to their needs. These include Operation Building Bright 2.0, Fire Safety Improvement Works Subsidy Scheme (FSWS), Lift Modernisation Subsidy Scheme, Building Maintenance Grant Scheme for Needy Owners, and Building Drainage System Repair Subsidy Scheme.

URA is responsible for the management of the schemes under the all-in-one Integrated Building Rehabilitation Assistance Scheme and absorbs the associated administrative cost with its own resources. URA does not keep a breakdown of the expenditure and manpower for the various services and subsidies.

To assist owners of old buildings in enhancing fire safety standards, the Government, in partnership with URA, implemented a \$2 billion FSWS in 2018, providing subsidies for carrying out fire safety improvement works. Subsequently, the Government increased the funding for FSWS to a total of \$5.5 billion. URA rolled out three rounds of applications in 2018, 2020 and 2023 respectively to assist more owners in need in upgrading the fire safety standards.

As at 28 February 2026, URA had disbursed subsidies to owners of 235 buildings.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)159

(Question Serial No. 0667)

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

Question:

Regarding the Buildings Department's (BD) enforcement actions against unauthorised building works (UBWs) and its requirement for owners to carry out inspection and repairs to dilapidated buildings, will the Government inform this Committee of the following:

- (1) The numbers of statutory orders (i.e. removal orders under section 24, building repair orders under section 26/building investigation orders under section 26A, buried services investigation orders under section 27C and drainage repair/investigation orders under section 28 of the Buildings Ordinance (Cap. 123)) issued by BD in each of the past two years and this year to date, broken down by the building part involved in the orders (i.e. individual units, common parts, signboards and sub-divided flats);
- (2) Among the statutory orders issued by BD, the number of cases where orders are expired and not complied with and its percentage of the overall total, as well as the distribution of overdue periods, broken down by type of statutory order;
- (3) Among the cases where orders are expired and not complied with mentioned in (2), the numbers of warnings issued and prosecutions instigated by BD, as well as their percentages of the overall total expired cases; and
- (4) The numbers of default works carried out by BD on account of emergency or owners' non-compliance with statutory orders in the past two years and this year to date, broken down by type of works.

Asked by: Hon LAM Chun-sing (LegCo internal reference no.: 19)

Reply:

- (1) The numbers of statutory orders issued by the Buildings Department (BD) from 2024 to the end of February 2026, broken down by type and the building part involved, are tabulated below –

Year of issuance of orders	Building part involved	Number of removal orders under section 24	Number of repair orders under section 26	Number of investigation orders under section 26A	Number of buried services investigation orders under section 27C	Number of drainage repair/ investigation orders under section 28
2024	Individual units	7 790	129	8	0	85
	Common parts	284	396	14	14	250
	Total	8 074	525	22	14	335
2025	Individual units	6 850	165	2	0	530
	Common parts	262	311	22	0	210
	Total	7 112	476	24	0	740
2026 (as at the end of February)	Individual units	1 247	20	2	0	93
	Common parts	56	29	1	0	33
	Total	1 303	49	3	0	126

Among the above removal orders issued, the numbers of orders involving signboards and sub-divided flats (SDFs) are tabulated below –

Year of issuance of orders	Type	Number of removal orders
2024	Signboards	936
	SDFs	247
2025	Signboards	805
	SDFs	220
2026 (as at the end of February)	Signboards	128
	SDFs	58

BD does not compile breakdown statistics on the numbers of repair/investigation orders issued in respect of signboards, and buried services investigation orders or drainage repair/investigation orders are not applicable to signboards. In addition, BD does not compile breakdown statistics on the numbers of repair/investigation orders or drainage repair/investigation orders issued in respect of SDFs, and buried services investigation orders are not applicable to SDFs.

- (2) The numbers of statutory orders issued by BD that are expired and not complied with and the percentages of the overall total, broken down by type and distribution of overdue periods, are tabulated below –

Overdue period (from the expiry date of orders)	Statutory orders that are expired and not complied with (as at the end of February 2026)				
	Removal orders under section 24	Repair orders under section 26	Investigation orders under section 26A	Buried services investigation orders under section 27C	Drainage repair/ investigation orders under section 28
	Number (percentage)	Number (percentage)	Number (percentage)	Number (percentage)	Number (percentage)
Within 2 years	7 308 (24%)	647 (50%)	44 (32%)	3 (43%)	693 (14%)
2-4 years	6 349 (21%)	230 (18%)	42 (30%)	0 (0%)	1 623 (33%)
4-6 years	3 498 (12%)	117 (9%)	9 (7%)	2 (29%)	2 560 (51%)
6-8 years	4 103 (13%)	111 (9%)	14 (10%)	1 (14%)	81 (2%)
8-10 years	3 394 (11%)	152 (12%)	23 (17%)	0 (0%)	15 (0%)
10 years or above	5 894 (19%)	25 (2%)	6 (4%)	1 (14%)	24 (0%)
Total	30 546 (100%)	1 282 (100%)	138 (100%)	7 (100%)	4 996 (100%)

Outstanding orders include orders that are currently subject to appeals and prosecutions, removal/rectification/investigation/repair works being carried out by the owners, and default works being carried out by BD.

The time required for owners to comply with the orders depends on a number of factors, such as the nature and complexity of the cases, whether the owners or occupants concerned are co-operative, filing of appeals by owners against the orders, requests for extension of time for compliance, practical difficulties encountered and the need for assistance in complying with the orders, whether the removal of unauthorised building works (UBWs) involves dispossession, as well as the need for occupants to look for alternative accommodation. Therefore, a longer time to comply with the orders is required for some complicated cases.

- (3) Among the cases where orders are expired and not complied with as listed in (2) above, the numbers of warning letters issued by BD and the percentages of the overall total expired cases, broken down by type and distribution of overdue periods, are tabulated below –

Statutory orders that are expired and not complied with, and for which warning letters have been issued (as at the end of February 2026)				
Removal orders under section 24	Repair orders under section 26	Investigation orders under section 26A	Buried services investigation orders under section 27C	Drainage repair/investigation orders under section 28
Number (percentage)	Number (percentage)	Number (percentage)	Number (percentage)	Number (percentage)
17 419 (57%)	615 (48%)	83 (60%)	1 (14%)	2 406 (48%)

Among the cases where orders are expired and not complied with as listed above, the numbers of prosecutions instigated by BD and the percentages of the overall total expired cases are tabulated below –

Orders that are expired and not complied with, and for which prosecutions have been instigated (as at the end of February 2026)				
Removal orders under section 24	Repair orders under section 26	Investigation orders under section 26A	Buried services investigation orders under section 27C	Drainage repair/investigation orders under section 28
Number (percentage)	Number (percentage)	Number (percentage)	Number (percentage)	Number (percentage)
7 231 (24%)	104 (8%)	24 (17%)	1 (14%)	305 (6%)

- (4) From 2024 to the end of February 2026, BD carried out emergency works on 223, 169 and six occasions in 2024, 2025 and 2026 (as at February) respectively on account of emergency. A breakdown by type of works is tabulated below –

Year	Number of emergency works carried out on account of emergency				
	Dilapidated buildings	Dilapidated drainage pipes	Signboards	UBWs (excluding signboards)	Total
2024	205	9	6	5	225 ⁽¹⁾
2025	160	5	2	2	169
2026 (as at the end of February)	5	0	1	0	6

Note ⁽¹⁾: Some emergency works involve more than one type of works.

In addition, the numbers of default works carried out by BD on account of owners' non-compliance with statutory orders, broken down by type of works, are tabulated below –

Year	Number of default works ⁽²⁾ carried out for orders that are expired and not complied with				
	Removal orders under section 24	Repair orders under section 26	Investigation orders under section 26A	Buried services investigation orders under section 27C	Drainage repair/investigation orders under section 28
2024	50	25	0	0	65
2025	78	66	1	0	111
2026 (as at the end of February)	17	10	0	0	6

Note ⁽²⁾: The figures do not necessarily correspond to the orders issued in the same year.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)160

(Question Serial No. 0010)

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

Question:

The estimated 2 079 non-directorate posts as at 31 March 2026 will be reduced by 114 posts to 1 965 posts as at 31 March 2027. In this connection, will the Government inform this Committee of the following:

- (1) The grades and work streams of the 114 non-directorate posts to be reduced;
- (2) The recurrent expenditure expected to be saved as a result of the reduction; and
- (3) Will the reduction of posts affect the Department's work? If yes, what are the details? If not, what are the reasons?

Asked by: Hon LAM Siu-lo, Andrew (LegCo internal reference no.: 2)

Reply:

- (1) & (2) The Government has been strictly controlling the civil service establishment, and has implemented the zero-growth policy in the civil service establishment since 2021-22 with the overall establishment contained at a level not exceeding that as at end-March 2021. In line with the Government's Productivity Enhancement Programme (PEP) and the objective of optimising the use of manpower resources, the civil service establishment will be reduced by 2% each in 2026-27 and 2027-28.

After reviewing factors such as overall service demand, operational needs and vacancy situations, the Buildings Department (BD) has made arrangements in line with the Government's reduction of the civil service establishment in 2026-27. In 2026-27, together with other time-limited posts to be lapsed, the posts to be reduced through BD's re-organisation or redeployment of internal resources include 16 posts of the Building Surveyor and the Structural Engineer grades, 60 posts of the Survey Officer and the Technical Officer grades, 35 posts of the

clerical grade and three posts of other grades. The government expenditure to be saved by streamlining the civil service establishment has been counted towards the 2% savings of the recurrent expenditure of bureaux/departments for the respective financial years under the Government's PEP.

- (3) BD will continue to adopt management measures and digitalisation with a view to enhancing efficiency through reprioritisation, internal redeployment, streamlining of work processes and application of technology. While the civil service is being further streamlined, BD will continue to deliver high-quality public services to citizens. For instance, BD's computer system was revamped in late 2025 with the development of the new Case Management and Reporting Platform to enable automatic generation of warning letters to owners failing to comply with statutory orders/notices, thereby reducing the manpower required for preparing such letters and facilitating efficient handling of enquiries regarding statutory orders/notices through the electronic platform. BD will continue to review its work priorities and enforcement strategies, making targeted adjustments as necessary, so as to allow for more flexible deployment of manpower resources to cope with various service demands.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)161

(Question Serial No. 0879)

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

Question:

In the explanatory note (λ) to the indicators, it is mentioned that the estimated number of sub-divided flats (SDFs) to be inspected has been lowered due to the expected decrease in the number of reports to be received or handled by the Buildings Department (BD) after the Basic Housing Units Ordinance (Cap. 658) (the Ordinance) has come into effect on 1 March 2026. In this connection, will the Government inform this Committee of the following:

- (1) What were the numbers of SDFs inspected, removal orders or orders for rectification issued and successful prosecutions instigated by BD, as well as the amounts of fines imposed in each of the past three years?
- (2) In view of the enactment of the Ordinance, what are BD's estimated staff establishment for enforcement, adjustments to workflows and the relevant estimated expenditure?
- (3) Following the enactment of the Ordinance, how will the manpower resources freed up as a result of the expected reduction in reports on SDFs be re-deployed to other tasks?

Asked by: Hon LAM Siu-lo, Andrew (LegCo internal reference no.: 10)

Reply:

- (1) Sub-divided flats (SDFs) generally refer to the subdivision of a flat in a building, as shown on the original approved building plans, into multiple individual domestic units for rental. Pursuant to the prevailing enforcement policy, the Buildings Department (BD) takes enforcement actions against building irregularities associated with SDFs through large scale operations and by acting on public reports. Where actionable building irregularities associated with SDFs are identified (such as overloading caused by erection of partition walls and fire safety contraventions), BD will issue removal orders to the owners concerned and instigate prosecutions against the owners who fail to comply with the orders.

The numbers of SDFs inspected by BD, removal orders issued, SDFs rectified of building irregularities, prosecutions instigated against non-compliance with removal orders, convictions and the range of fines imposed in convictions in the past three years are tabulated below –

Year	2023	2024	2025
Number of SDFs inspected ⁽¹⁾	1 719	1 630	1 689
Number of removal orders issued ⁽²⁾	287	247	220
Number of SDFs rectified of irregularities ^{(1)&(2)}	323	329	317
Number of prosecutions instigated ⁽³⁾	169	167	120
Number of convictions ⁽⁴⁾	81	79	97
Amount of fines (\$)	1,000 - 90,800	1,485 - 108,700	1,800 - 66,830

Note⁽¹⁾: Number of SDFs refers to the number of units shown on the original approved building plans.

Note⁽²⁾: The figures do not necessarily correspond to the SDFs with irregularities identified in the same year.

Note⁽³⁾: The figures do not necessarily correspond to the removal orders issued in the same year.

Note⁽⁴⁾: The figures do not necessarily correspond to the prosecutions instigated in the same year.

- (2) The Basic Housing Units Ordinance (Cap. 658) (the Ordinance) has been rolled out since 1 March 2026 under the principle of “registration first, enforcement later”. The Dedicated Team on Subdivided Units of the Housing Bureau is concurrently accepting applications for registration of pre-existing subdivided units, as well as applications for Basic Housing Unit (BHU) recognition of subdivided units complying with the minimum standards of living conditions. The BHU regime provides a 48-month transitional arrangement (i.e. a 12-month registration period and a 36-month grace period upon successful registration) allowing reasonable time for owners/operators of pre-existing subdivided units to gradually adapt to the statutory requirements of the Ordinance. Meanwhile, BD will continue to attend to reports on building irregularities associated with SDFs in accordance with the Buildings Ordinance (Cap. 123), and will persistently enhance the enforcement actions against SDFs used for domestic purposes in industrial buildings (IBs). BD will also continue to select target buildings for large scale operations against building irregularities associated with SDFs. Enforcement actions against building irregularities associated with SDFs are carried out by the professional and technical staff of the two Existing Buildings Divisions of BD as part of their overall duties in building safety and maintenance. As the relevant work is part of BD’s regular duties, BD does not compile a breakdown of the manpower and

expenditures involved solely for enforcement actions against building irregularities associated with SDFs.

- (3) As BD will continue to handle reports associated with SDFs at this stage, and will persistently enhance the enforcement actions against SDFs used for domestic purposes in IBs, as well as carry out large scale operations targeting the rectification of irregularities associated with SDFs, it is therefore anticipated that manpower cannot be freed up for other tasks.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)162

(Question Serial No. 3188)

Head: (82) Buildings Department
Subhead (No. & title): (000) Operational expenses
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HO Chun Hung)
Director of Bureau: Secretary for Development

Question:

The Buildings Department's (BD) estimate of \$2,091.1 million for 2026-27 represents a decrease of 0.4% as compared with the revised estimate of \$2,099.7 million for 2025-26. BD's establishment of non-directorate posts will be reduced from 2 079 as at the end of 2025-26 to 1 965 as at the end of 2026-27, representing a reduction by 114 posts (5.5%). In this connection, will the Government inform this Committee of the following:

- (a) Please provide the grades, posts and expenditure on emoluments involved in the net decrease of the 114 posts.
- (b) According to the Details of Expenditure by Subhead provided by BD, from 2025-26 to 2026-27, the departmental expenses on hire of services and professional fees are expected to increase from \$81.525 million to \$88.144 million, representing an increase of 8.1%; those on contract maintenance are expected to decrease from \$2.997 million to \$2.695 million, representing a reduction of 10.1%; and those on general departmental expenses are expected to decrease from \$131.567 million to \$97.083 million, representing a reduction of 26.2%. What are the reasons for the significant changes in these three expenditure items?
- (c) BD's estimated performance indicators for 2026 across multiple areas such as unauthorised building works, dilapidated/dangerous buildings, mandatory building inspection, sub-divided flats, prescribed commercial premises, specified commercial buildings and composite/domestic buildings show a significant decline compared with 2025. Apart from the reasons given by BD in the footnotes, is this also related to limited handling capacity as a result of manpower shortage?
- (d) How will BD ensure that its handling capacity is maintained or even enhanced in future through methods such as streamlining procedures, enhancing efficiency and leveraging technology so as to meet the higher public expectations for building safety following the fire at Wang Fuk Court in Tai Po?

Asked by: Hon LAM Wai-kong (LegCo internal reference no.: 39)

Reply:

- (a) The Government has been strictly controlling the civil service establishment, and has implemented the zero-growth policy in the civil service establishment since 2021-22 with the overall establishment contained at a level not exceeding that as at end-March 2021. In line with the Government's Productivity Enhancement Programme (PEP) and the objective of optimising the use of manpower resources, the civil service establishment will be reduced by 2% each in 2026-27 and 2027-28.

After reviewing factors such as overall service demand, operational needs and vacancy situations, the Buildings Department (BD) has made arrangements in line with the Government's reduction of the civil service establishment in 2026-27. In 2026-27, together with other time-limited posts to be lapsed, the posts to be reduced through BD's re-organisation or redeployment of internal resources include 16 posts of the Building Surveyor and the Structural Engineer grades, 60 posts of the Survey Officer and the Technical Officer grades, 35 posts of the clerical grade and three posts of other grades. The government expenditure to be saved by streamlining the civil service establishment has been counted towards the 2% savings of the recurrent expenditure of bureaux/departments for the respective financial years under the Government's PEP.

- (b) In 2026-27, the departmental expenses on hire of services and professional fees, contract maintenance and general departmental expenses will vary in light of actual circumstances. Among these, there is an increase in hire of services and professional fees, which mainly involves work areas including large scale operations on the clearance of unauthorised building works (UBWs) and the handling of dilapidations and defects in target buildings, village by village surveys on First Round Targets of UBWs in New Territories exempted houses, outsourced services for handling reports on dilapidated buildings and UBWs, etc. The decrease in expenses is mainly due to the reduction in contract maintenance for office equipment and general departmental expenses, which include the appointment of non-civil service contract staff, rentals and maintenance of information and communications technology, rents, other day-to-day departmental expenses (such as stores and equipment, advertising costs), etc.
- (c) The estimated indicators for individual items for 2026 have been adjusted, with the relevant reasons detailed in the notes to the respective items. The adjustments to the estimated indicators also reflect BD's re-prioritisation of work through reviewing resource allocation; for example, conducting sampling and testing of protective materials of scaffolding in accordance with the new mechanism set out in Practice Note for Registered Contractors 85, stepping up inspections and enforcement regarding fire safety precautionary measures for large scale building repair works, and enhancing enforcement regarding mandatory window inspections.
- (d) BD will continue to adopt management measures and digitalisation with a view to enhancing efficiency through reprioritisation, internal redeployment, streamlining of work processes and application of technology. While the civil service is being further streamlined, BD will continue to deliver high-quality public services to citizens. For instance, BD's computer system was revamped in late 2025 with the development of the

new Case Management and Reporting Platform to enable automatic generation of warning letters to owners failing to comply with statutory orders/notices, thereby reducing the manpower required for preparing such letters and facilitating efficient handling of enquiries regarding statutory orders/notices through the electronic platform. BD will continue to review its work priorities and enforcement strategies, making targeted adjustments as necessary, so as to allow for more flexible deployment of manpower resources to cope with various service demands.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)163

(Question Serial No. 0376)

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

Question:

In response to the fire incident at Wang Fuk Court in Tai Po, there have been significant public concerns about the maintenance of old buildings. In this connection, will the Government inform this Committee of the following:

- 1) Please provide the numbers of buildings in Hong Kong aged 30-39 years, 40-49 years, 50-59 years, 60-69 years, and 70 years or above, broken down by District Council district and domestic/non-domestic building.
- 2) How many of the abovementioned buildings have been issued with notices under the Mandatory Building Inspection Scheme by the Buildings Department? How many of those have applied for subsidy under Operation Building Bright 2.0?
- 3) Please provide the number of buildings aged 50 years or above in the next three years, their geographical distribution, the number of affected households, and the estimated resources to be allocated accordingly.
- 4) How will the Government ensure that the current budget is sufficient to meet the urgent needs of high-risk old buildings in Hong Kong?

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 29)

Reply:

- 1) As at the end of 2025, the numbers of private buildings, broken down by building age, District Council (DC) district and type (domestic/non-domestic use), are set out in Table 1 and Table 2 below –

Table 1: Domestic buildings (including composite buildings)

	Building age (years)					Total number of buildings
	30-39	40-49	50-59	60-69	70 or above	
Central and Western	447	481	675	360	131	2 094
Eastern	299	349	198	184	66	1 096
Kowloon City	307	520	435	698	301	2 261
Kwai Tsing	74	87	69	8	3	241
Kwun Tong	80	137	155	66	2	440
North	351	85	136	184	42	798
Islands	403	434	30	14	0	881
Sai Kung	828	878	119	42	0	1 867
Sham Shui Po	260	315	379	533	104	1 591
Sha Tin	513	387	52	18	0	970
Southern	789	680	272	148	140	2 029
Tai Po	974	669	97	29	12	1 781
Tsuen Wan	173	92	167	149	16	597
Tuen Mun	377	235	44	12	0	668
Wan Chai	231	353	559	493	181	1 817
Wong Tai Sin	36	39	117	78	2	272
Yau Tsim Mong	126	294	609	901	167	2 097
Yuen Long	2 453	716	136	15	54	3 374
Total	8 721	6 751	4 249	3 932	1 221	24 874

Table 2: Non-domestic buildings

	Building age (years)					Total number of buildings
	30-39	40-49	50-59	60-69	70 or above	
Central and Western	187	271	240	66	77	841
Eastern	105	67	42	27	10	251
Kowloon City	64	73	78	84	64	363
Kwai Tsing	105	162	83	2	1	353
Kwun Tong	125	143	112	25	2	407
North	102	19	18	12	19	170
Islands	51	40	23	10	18	142
Sai Kung	49	44	93	12	5	203
Sham Shui Po	69	74	51	64	11	269
Sha Tin	139	106	32	2	0	279
Southern	79	93	71	41	43	327
Tai Po	91	78	11	4	5	189
Tsuen Wan	76	56	52	21	4	209
Tuen Mun	94	93	20	6	0	213
Wan Chai	148	163	60	39	43	453

	Building age (years)					Total number of buildings
	30-39	40-49	50-59	60-69	70 or above	
Wong Tai Sin	35	29	52	45	5	166
Yau Tsim Mong	214	228	108	65	29	644
Yuen Long	137	48	20	4	12	221
Total	1 870	1 787	1 166	529	348	5 700

- 2) As at the end of 2025, there were about 20 900 buildings aged 30 years or above that were eligible for the Mandatory Building Inspection Scheme (MBIS). The Buildings Department (BD) has issued MBIS notices to about 8 600 of these buildings (including target buildings that were demolished after the issuance of notices). Among them, a total of 3 863 buildings (2 099 Category 1 buildings and 1 764 Category 2 buildings) have applied for subsidy under Operation Building Bright 2.0 (OBB 2.0)⁽¹⁾.

Note ⁽¹⁾: There are two categories of buildings under OBB 2.0. Category 1 buildings are those with owners who are prepared to take up the organisation of inspection and repair works for their buildings under MBIS. Owners of eligible buildings may apply to the Urban Renewal Authority (URA) within the specified timeframe. Category 2 buildings are those with outstanding MBIS notices and the owners concerned have difficulties in co-ordinating the requisite inspection and repair works. BD proactively selects Category 2 buildings on a risk basis and exercises its statutory power to carry out the requisite inspection and repair works in default of owners, and seeks to recover the cost from them afterwards. Eligible owners of Category 2 buildings may claim subsidies under OBB 2.0 to cover all or part of the costs of such works sought to recover by BD.

- 3) Based on the data of 2025, the estimated numbers of buildings aged 50 years or above in the next three years, broken down by DC district, are tabulated below –

District	Year		
	2026	2027	2028
Central and Western	1 641	1 758	1 839
Eastern	562	606	662
Islands	107	108	117
Kowloon City	1 720	1 779	1 837
Kwai Tsing	187	219	243
Kwun Tong	379	405	435
North	415	428	430
Sai Kung	320	413	520
Sham Shui Po	1 196	1 240	1 287
Sha Tin	123	143	155
Southern	764	848	916
Tai Po	170	185	194
Tsuen Wan	416	421	433
Tuen Mun	104	118	154
Wan Chai	1 452	1 507	1 548
Wong Tai Sin	311	317	321
Yau Tsim Mong	1 952	2 005	2 059

District	Year		
	2026	2027	2028
Yuen Long	259	309	357
Total	12 078	12 809	13 507

The numbers of buildings above are estimates only; the actual numbers are subject to change due to factors such as demolition or redevelopment. BD is unable to provide the estimated figures on the relevant number of households.

Regulatory control of existing buildings is mainly carried out by the professional and technical staff of the two Existing Buildings Divisions and the Mandatory Building Inspection Division of BD as part of their overall duties to implement BD's building safety and maintenance enforcement programmes. Therefore, BD does not keep a breakdown of the manpower and related expenditure involved solely for the regulation of buildings aged 50 years or above.

- 4) It is the responsibility of owners to maintain their properties in good condition. The Government adopts a two-pronged approach to enhance building safety. On one hand, we encourage and support owners to maintain and repair their properties; on the other hand, we proactively intervene through law enforcement or default works where defective or dilapidated buildings pose public safety hazards.

Government intervention must be targeted and in the public interest to help owners most in need through the use of limited public resources. The Government recognises that some owners may have difficulties in fulfilling their responsibility in maintenance and repair due to the lack of financial means, technical knowledge and/or the ability to co-ordinate the works. Therefore, the Government has since 2018 introduced a number of building rehabilitation subsidy schemes in partnership with URA, including OBB 2.0, with a total financial commitment of about \$19 billion to provide financial and technical support to owners in need. OBB 2.0 was expected to subsidise the building maintenance works of approximately 4 300 buildings, involving about 280 000 households. Among these buildings, more than 70% are old buildings aged over 50 years and about 25% are "three-nil" buildings; and nearly 80% of them have received MBIS notices. Since its launch, the funding under OBB 2.0 is about to be fully committed. The community generally acknowledges that OBB 2.0 has been effective in supporting owners in carrying out large scale building maintenance works. Continued proper building maintenance by owners will effectively extend the service life of buildings and alleviate the pressure for redevelopment. The Government considers it worthwhile to continue to provide subsidies to owners in need, and has therefore earmarked \$3 billion in the Budget.

To ensure that the \$3 billion of public money can be utilised in a more targeted and precise manner to subsidise target buildings in need in the future, the Government is conducting a comprehensive review of the experience in implementing OBB 2.0 and analysing the relevant data to draw up a new subsidy scheme taking the following aspects into consideration:

1. How to set more targeted funding criteria to match limited resources with building maintenance needs more precisely (e.g. "three-nil" buildings, owners with

relatively limited financial means in old and dilapidated private buildings);

2. How to strengthen an effective monitoring mechanism to ensure that the subsidised households can complete building maintenance works as early as possible with the support of the enhanced version of “Smart Tender”; and
3. How to encourage owners to maintain regular building maintenance, thereby preventing problems from accumulating and reducing the burden of large scale repair in the future.

The Government intends for URA to first launch the enhanced version of “Smart Tender”⁽²⁾ in the second half of 2026 to process applications which have yet to enter the tendering process under OBB 2.0, and then introduce the new subsidy scheme after the enhanced version of “Smart Tender” has been operated for some time. Under this approach, the Government will complete the review of OBB 2.0 and draw up the details of the new subsidy scheme in early 2027. The new subsidy scheme will be rolled out after consultation with the Legislative Council Panel on Development and application for funding to the Finance Committee.

Note ⁽²⁾: The enhanced “Smart Tender” services include establishing more rigorous “pre-qualified lists” of consultants and contractors. In addition to considering criminal and disciplinary records alongside past performance, consultants and contractors must pass background checks by the Hong Kong Police Force and the Independent Commission Against Corruption before they can be included in the lists and are eligible to participate in the tender. Furthermore, URA will oversee the tendering and bid evaluation processes for owners to engage consultants and contractors. For buildings applying for Government maintenance subsidies, after commencement of works, URA will require consultants and contractors to report to URA at critical project junctures, such as significant amendments to the scope of works or increases in project costs, so that URA may offer independent advice to owners.

For dilapidated buildings whose owners lack the ability to organise appropriate repair works, BD has, apart from carrying out default works, regularised the External Wall Inspection Scheme since 2024 to utilise existing resources to identify more precisely risks on external walls of buildings. Under this Scheme, BD inspects the external walls of 360 buildings with higher risks across the territory every year and arrange for government contractors to carry out emergency works where necessary.

BD will continue to review its work priorities and enforcement strategies, making targeted adjustments as necessary, so as to allow for more flexible deployment of manpower resources to cope with various service demands.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)164

(Question Serial No. 0462)

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

Question:

With the ageing of buildings in Hong Kong, the number of buildings requiring statutory large scale maintenance has surged. Scaffolding and scaffold nets erected on external walls during maintenance may pose significant fire hazards to the community. In this connection, will the Government inform this Committee of the following:

1. Has the Buildings Department (BD) established mandatory requirements on the fire retardant specifications of scaffold nets used for scaffolding in large scale maintenance works? What are the relevant testing methods?
2. Further to the above question, how many cases involving non-compliant scaffold net materials has BD taken enforcement action against in the past three years?
3. What were the numbers of inspections of buildings undergoing large scale maintenance conducted by BD in each of the past three years? Please provide a breakdown by "regular inspections", "surprise checks" and "targeted inspections upon receipt of complaints".
4. Among the irregularities in buildings undergoing large scale maintenance identified by BD, what were the numbers of cases of non-compliance with relevant fire safety precautionary measures in each of the past three years? What were the respective numbers of warning letters and cease works orders issued, as well as prosecutions instigated for such cases?
5. What were BD's expenditure and staff establishment for fire safety inspections in each of the past five years?

Asked by: Hon LEE Hoey Simon (LegCo internal reference no.: 28)

Reply:

- 1 & 2. Under the current building control system, protective nets used on temporary scaffolding (scaffolding nets) erected for works are precautionary measures that do not require prior approval and consent from the Building Authority. Through the issuance of the Code of Practice for Fire Safety in Buildings 2011, practice notes and circular letters, among others, the Buildings Department (BD) has clearly stipulated that protective materials such as scaffolding nets should possess appropriate fire retardant properties and meet the relevant recognised testing standards. Registered building professionals and registered contractors (RCs) must follow the relevant practice notes and guidelines, adopt appropriate precautionary measures, and use materials meeting the required standards.

In light of the fire incident at the Chinachem Tower in Central in October 2025, BD issued a circular letter to registered building professionals and RCs, requiring them to inspect the fire retardant performance of protective materials such as scaffolding nets at the facade of buildings. BD also proactively checked the fire retardant performance certificates or test reports of scaffolding nets during site inspections, and initiated investigation into one case of suspected use of non-compliant scaffolding nets.

Following the fire at Wang Fuk Court in Tai Po, BD followed up immediately and implemented the new mechanism for on-site sampling and testing of scaffolding protective materials as stipulated in Practice Note for Registered Contractors 85, requiring contractors to take samples of scaffolding nets for testing in accordance with the requirements to ensure that the fire retardant performance of scaffolding nets used at construction sites meets the recognised testing standards. These include taking samples of scaffolding nets and obtaining test reports meeting the recognised fire retardant performance standards prior to the installation of scaffolding nets for carrying out relevant works on existing buildings. If it is found that the sampling and testing requirements have not been fulfilled, or that the test result of any sample obtained by BD fails to attain the recognised standards, BD will order immediate cessation of works and removal of the non-compliant scaffolding nets under the Buildings Ordinance (Cap. 123) (BO). BD will also follow up on non-compliance cases seriously and consider punitive actions.

Since the implementation of the new mechanism, as of February 2026, BD has taken enforcement action in one case where scaffolding nets were installed without obtaining test results. A cease works order was issued under the BO and the contractor concerned was ordered to remove the scaffolding nets. Punitive action will be taken against the parties involved in accordance with the investigation results.

3. Insofar as repair works for private buildings are concerned, under the Mandatory Building Inspection Scheme (MBIS), BD issues MBIS notices on a risk basis. The relevant owners/owners' corporations (OCs) are required to arrange for prescribed inspections and repairs, and their appointed registered inspectors should submit the certificate of building inspection and certificate of building repair to BD upon completion of the inspection and repair works respectively. On the other hand, owners/OCs who have not received an MBIS notice may, on their own volition, initiate building repair works under the Minor Works Control System, and submit the notice of commencement of minor works and certificate of completion of minor

works to BD. Registered building professionals and RCs responsible for repair works are regulated by the BO and should bear responsibility for ensuring that their work complies with the requirements. Upon receipt of the above submissions, BD will carry out document audits and site inspections on a random basis, and conduct follow-up investigations in response to complaints and reports received (including site inspections).

Upon receipt of the above submissions, BD will carry out document audits and site inspections through sampling by a computer system in accordance with the sampling criteria of the international standard ISO 2859-1 (Sampling Procedures for Inspection by Attributes). In the past three years, the numbers of document audits and site inspections conducted by BD in respect of the aforementioned building repair works are tabulated in Tables 1 to 3 by repair works under MBIS and other minor works respectively.

Table 1: Relevant figures concerning cases that have completed the phase of building inspection under MBIS

Year	Number of document audits (in terms of number of submissions) and site inspections
2023	18
2024	34
2025	69

Table 2: Relevant figures concerning cases that have completed building repair works under MBIS

Year	Number of document audits (in terms of number of submissions) and site inspections
2023	18
2024	10
2025	40

Table 3: Other relevant figures on minor works that involve repair of external walls of buildings

Year	Number of document audits (in terms of number of submissions) and site inspections
2023	7
2024	10
2025	8

Furthermore, in the past year, BD conducted a total of about 207 on-site inspections on buildings undergoing repair works in response to public reports received.

Apart from the figures above, BD does not keep statistics on the number of inspections conducted in respect of buildings that have undergone large scale repair in the past.

4. Since the end of 2025, BD has also stepped up inspections of fire safety precautionary measures for large scale building repair works. As of February 2026, BD had inspected over 400 buildings, among which 16 buildings were identified with irregularities in fire safety precautionary measures. BD had informed the relevant registered building professionals/RCS on the spot to follow up, and subsequently issued 11 warning letters (involving 15 buildings), requiring the parties concerned to rectify the irregularities within seven days. For cases where the irregularities were not rectified within the specified period, BD issued two cease works orders (involving four buildings) and is conducting investigations to consider pursuing punitive actions against the relevant registered building professionals/RCS under the BO, including instigating prosecution or disciplinary actions. Prior to this, BD has not kept statistics on irregularities in fire safety precautionary measures for large scale building repair works.
5. The aforementioned enhanced audit inspections in respect of fire safety precautionary measures for large scale building repair works are carried out by the professional and technical staff of the two Existing Buildings Divisions, the Mandatory Building Inspection Division, the Minor Works Unit and the Site Monitoring Section of BD as part of their overall duties in overseeing building safety and maintenance. As the relevant work is part of BD's regular duties, BD does not keep a breakdown of the expenditure and staff establishment involved solely for the task.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)165

(Question Serial No. 0033)

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

Question:

With regard to enforcement actions against unauthorised building works (UBWs), will the Government inform this Committee of the following:

- (1) What were the numbers of serious UBWs in various districts in the past three years? What were the numbers of UBWs removed in the same period?
- (2) How many removal orders against UBWs were issued, broken down by district, in the past three years? Among them, what were the number and percentage of orders complied with?
- (3) What was the number of prosecutions against outstanding removal orders that were expired in the past three years?
- (4) What were the numbers of UBWs removed by the Government in owners' default, broken down by district, in the past three years?

Asked by: Hon LEUNG Man-kwong (LegCo internal reference no.: 34)

Reply:

- (1) The Buildings Department (BD) does not keep statistics on the number of unauthorised building works (UBWs) in private buildings across the territory. Under the prevailing Buildings Ordinance (Cap. 123) (BO), all building works in contravention of the regulatory requirements of the BO are regarded as UBWs irrespective of their nature, scale, complexity and safety risk. BD will take enforcement actions against actionable UBWs⁽¹⁾ pursuant to the prevailing enforcement policy against UBWs.

In the past three years, the numbers of UBWs removed in the enforcement actions taken against UBWs in response to public reports and through large scale operations, broken down by district, are tabulated below –

District	Year		
	2023	2024	2025
Central and Western	2 015	2 585	1 783
Eastern	2 500	3 507	3 301
Islands	38	86	137
Kowloon City	4 333	2 728	2 462
Kwai Tsing	894	1 230	2 234
Kwun Tong	1 259	1 455	1 444
North	348	350	378
Sai Kung	158	266	282
Sham Shui Po	2 712	3 481	3 083
Sha Tin	1 619	499	831
Southern	865	1 766	1 109
Tai Po	1 117	1 068	982
Tsuen Wan	2 060	1 218	1 546
Tuen Mun	764	814	1 210
Wan Chai	2 199	2 310	2 090
Wong Tai Sin	680	316	534
Yau Tsim Mong	4 674	3 888	4 756
Yuen Long	1 350	937	947
Total	29 585	28 504	29 109

Note ⁽¹⁾: Under the prevailing enforcement policy against UBWs, “actionable UBWs” include: (1) UBWs constituting obvious hazard or imminent danger to life or property; (2) new UBWs (excluding statutorily exempted building works under the provisions of the BO); (3) UBWs on the exterior of buildings, including those on rooftops and podiums, in yards and lanes and projecting from external walls (excluding structures covered by the Household Minor Works Validation Scheme and the Signboard Validation Scheme and other minor amenity features); (4) items in the interior of buildings, constituting obvious hazard or imminent danger to life or property; (5) UBWs in or on buildings, constituting a serious health or environmental nuisance; (6) major standalone UBWs; (7) specific types of UBWs identified in buildings targeted for large scale operations; and (8) unauthorised alterations to or works in green and amenity features of a building for which exemption from gross floor area has been granted by the Building Authority.

- (2) When attending to UBWs cases, BD will investigate and identify whether the UBWs are actionable under the prevailing enforcement policy. For actionable UBWs, BD will take enforcement action by issuing removal orders to the concerned owners. The numbers of removal orders issued by BD against UBWs in the past three years, broken down by district, are tabulated below –

District	Year		
	2023	2024	2025
Central and Western	548	399	421
Eastern	625	886	823
Islands	82	43	59
Kowloon City	609	1 164	568
Kwai Tsing	469	394	210
Kwun Tong	400	248	326
North	308	140	166
Sai Kung	169	221	143
Sham Shui Po	651	490	604
Sha Tin	160	128	103
Southern	194	189	106
Tai Po	443	353	245
Tsuen Wan	422	334	423
Tuen Mun	681	220	224
Wan Chai	687	382	512
Wong Tai Sin	141	60	116
Yau Tsim Mong	1 632	1 735	1 048
Yuen Long	888	688	1 015
Total	9 109	8 074⁽²⁾	7 112⁽²⁾

Note⁽²⁾: The lower numbers in 2024 and 2025 were due to decrease in the number of UBWs identified as some target buildings in large scale operations were low-rise buildings.

As at February 2026, the number of removal orders issued by BD, as well as the number and percentage of orders complied with in the past three years are tabulated below –

Year	Number of removal orders issued (a)	Number of removal orders complied with (b)	Percentage of orders complied with (c) = (b) / (a)
2023	9 109	6 258	69%
2024	8 074	4 950	61%
2025	7 112	2 619	37%

Among the removal orders issued in the same year, outstanding removal orders that were expired include orders that are currently subject to appeals and prosecutions, removal or rectification works being carried out by the owners, and default works being carried out by BD.

(3) The numbers of prosecutions instigated by BD against outstanding removal orders that were expired in the past three years are tabulated below –

Year	Number of prosecutions instigated ⁽³⁾
2023	4 395 ⁽⁴⁾
2024	3 770
2025	3 540

Note ⁽³⁾: The figures do not necessarily correspond to the removal orders issued in the same year.

Note ⁽⁴⁾: The higher number in 2023 was due to enhanced enforcement action against unauthorised drainage works arising from the Special Drainage Inspection Scheme funded under the Anti-epidemic Fund (AEF). 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.

- (4) Building owners should take primary responsibility for the proper maintenance of their properties and ensure that their properties are free of UBWs. Upon receipt of removal orders, owners should comply with them within the period specified in the orders. When orders have not been complied with after the specified period, BD will issue warning letters to the owners to urge them to comply with the orders. In case the owners encounter difficulties in arranging the works, an extension of time may be granted on a case-by-case basis where justified to allow them more time to comply with the orders. If the owners fail to comply with the orders without reasonable excuse, BD may instigate prosecutions, and where appropriate, intervene proactively by engaging consultants and contractors to carry out the required works in the owners' default and recover the costs of such works, supervision charge and surcharge from the owners afterwards.

The numbers of UBWs removed by BD in the owners' default in respect of outstanding removal orders that were expired in the past three years, broken down by district, are tabulated below –

District	Year		
	2023	2024	2025
Central and Western	1	8	3
Eastern	18	9	4
Islands	0	1	0
Kowloon City	8	10	13
Kwai Tsing	3	2	1
Kwun Tong	0	1	3
North	2	0	0
Sai Kung	0	0	0
Sham Shui Po	13	22	41
Sha Tin	0	0	0
Southern	2	1	0
Tai Po	0	4	0

District	Year		
	2023	2024	2025
Tsuen Wan	9	2	9
Tuen Mun	0	0	0
Wan Chai	14	0	11
Wong Tai Sin	1	0	8
Yau Tsim Mong	26	8	40
Yuen Long	6	2	4
Total	103	70	137

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)166

(Question Serial No. 0900)

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

Question:

With regard to the Mandatory Building Inspection Scheme (MBIS), will the Government inform this Committee of the following:

- (1) Since the implementation of MBIS, how many buildings have been issued with MBIS notices by the Buildings Department? What is the total number of buildings with expired notices yet to be complied with?
- (2) Regarding enforcement actions against non-compliance with MBIS statutory notices, what were the numbers of prosecutions instigated and owners involved, as well as the total amount of fines imposed in the past three years?
- (3) Has the Government compiled statistics on the number of “three-nil” buildings among the buildings with expired notices yet to be complied? What specific measures does the Government have in place to assist the owners of such buildings in complying with MBIS notices?

Asked by: Hon LEUNG Man-kwong (LegCo internal reference no.: 22)

Reply:

- (1) As at the end of 2025, the Buildings Department (BD) has issued Mandatory Building Inspection Scheme (MBIS) notices to about 8 600 buildings. Excluding those with notices that have been complied with and not yet expired, there are about 4 200 buildings with outstanding notices. Among them, about 2 300 buildings have been appointed with registered inspectors (RIs)/registered contractors (RCs) with building inspection or repair works underway, and some 1 400 buildings have been selected as Category 2 buildings under Operation Building Bright 2.0 (OBB 2.0)^{Note} on a risk basis by BD for default inspection and repair works.

Note: There are two categories of buildings under OBB 2.0. Category 1 buildings are those with owners who are prepared to take up the organisation of inspection and repair works for their buildings under MBIS. Owners of eligible buildings may apply to the Urban Renewal Authority (URA) within the specified timeframe. Category 2 buildings are those with outstanding MBIS notices and the owners concerned have difficulties in co-ordinating the requisite inspection and repair works. BD proactively selects Category 2 buildings on a risk basis and exercises its statutory power to carry out the requisite inspection and repair works in default of owners, and seeks to recover the cost from them afterwards. Eligible owners of Category 2 buildings may claim subsidies under OBB 2.0 to cover all or part of the costs of such works sought to recover by BD.

- (2) The figures on prosecutions instigated by BD in relation to MBIS notices in the past three years are tabulated below –

	2023	2024	2025
Number of prosecutions against outstanding notices	1 740	1 964	2 032
Number of owners or owners' corporations involved	2 277	2 582	2 712
Total amount of fines (\$ million)	2.8	3.4	5.6

- (3) As at the end of 2025, among the 4 200 buildings with outstanding notices, about 1 000 were “three-nil” buildings. Of these, about 300 buildings have been appointed with RIs/RCs with building inspection or repair works underway, while some 600 buildings have been selected as Category 2 buildings under OBB 2.0 for default inspection and repair works.

The Government understands that there may be practical difficulties for “three-nil” buildings in implementing or co-ordinating investigation, inspection and repair works in respect of common parts of the buildings. BD has been proactively selecting “three-nil” buildings on a risk-based approach to exercise its statutory power to carry out the required prescribed inspection and repair works in default of owners. In collaboration with the Home Affairs Department and URA, BD also offers enhanced support to the owners concerned by providing information, co-ordination, as well as technical and financial support.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)167

(Question Serial No. 0503)

Head: (82) Buildings Department
Subhead (No. & title): (000) Operational Expenses
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HO Chun Hung)
Director of Bureau: Secretary for Development

Question:

With regard to the compliance status of statutory notices issued under the Mandatory Building Inspection Scheme (MBIS), will the Government inform this Committee of the following:

- (a) The numbers of notices issued in the past three years and expected to be issued in 2026 by the Buildings Department (BD), broken down by (i) District Council (DC) district and (ii) building age (30-39 years, 40-49 years, 50-59 years, 60-69 years, and 70 years or above);
- (b) The numbers of notices discharged in the past three years and expected to be discharged in 2026, broken down by (i) DC district, (ii) building age (30-39 years, 40-49 years, 50-59 years, 60-69 years, and 70 years or above), and (iii) duration from issuance to discharge of notices (less than 2 years, 2-3 years, 4-5 years, 6-7 years, 8-9 years, and 10 years or above);
- (c) The numbers of prosecutions instigated in the past three years and expected to be instigated in 2026 against failure to comply with notices by BD, broken down by (i) DC district, (ii) building age (30-39 years, 40-49 years, 50-59 years, 60-69 years, and 70 years or above), and (iii) duration from issuance of notices to instigation of prosecutions (less than 2 years, 2-3 years, 4-5 years, 6-7 years, 8-9 years, and 10 years or above); and
- (d) In the paper submitted to the Legislative Council Panel on Development in December 2024 (LC Paper No. CB(1)1681/2024(01)), the Development Bureau (DEVB) proposed to amend the Buildings Ordinance to increase the penalties for non-compliance with MBIS notices. Nevertheless, there are views suggesting that such factors as “three-nil” buildings, inactive owners’ corporations and a high proportion of elderly households make it difficult for owners to comply with the notices through collective efforts. In light of the above circumstances, what support measures will be implemented by DEVB/BD? For instance, will consideration be given to relaxing the criteria for default works to allow proactive applications by buildings meeting specific criteria?

Asked by: Hon NG Chau-pei, Stanley (LegCo internal reference no.: 26)

Reply:

- (a) The numbers of Mandatory Building Inspection Scheme (MBIS) notices issued by the Buildings Department (BD) in the past three years ⁽¹⁾, broken down by District Council (DC) district and building age, are tabulated below –

Note ⁽¹⁾: BD selects annually 600 target buildings on a risk-based approach for issuance of MBIS notices. A target building may be issued with more than one MBIS notice, which, in addition to the common parts, may also involve the external walls, projections on the exteriors and signboards owned by individual units.

Number of MBIS notices issued in 2023	Building age (years)					Total
	30-39	40-49	50-59	60-69	70 or above	
Central and Western	0	602	162	193	59	1 016
Eastern	0	86	852	694	1	1 633
Kowloon City	0	118	449	514	17	1 098
Kwai Tsing	0	4	83	12	2	101
Kwun Tong	0	1	21	529	0	551
North	0	2	0	13	2	17
Islands	0	0	1	0	0	1
Sai Kung	0	1	0	0	0	1
Sham Shui Po	0	51	99	645	9	804
Sha Tin	0	549	0	1	0	550
Southern	0	1	0	65	1	67
Tai Po	0	4	125	16	0	145
Tsuen Wan	0	11	9	57	9	86
Tuen Mun	0	4	14	0	0	18
Wan Chai	0	31	112	350	7	500
Wong Tai Sin	0	2	0	52	0	54
Yau Tsim Mong	0	43	188	1 451	19	1 701
Yuen Long	0	3	24	2	2	31
Total	0	1 513	2 139	4 594	128	8 374⁽²⁾

Number of MBIS notices issued in 2024	Building age (years)					Total
	30-39	40-49	50-59	60-69	70 or above	
Central and Western	1	107	210	118	2	438
Eastern	267	64	62	41	1	435
Kowloon City	10	32	315	196	3	556
Kwai Tsing	1	1	6	10	0	18
Kwun Tong	0	564	239	4	0	807
North	1	8	92	19	2	122

Number of MBIS notices issued in 2024	Building age (years)					Total
	30-39	40-49	50-59	60-69	70 or above	
Islands	0	0	0	0	0	0
Sai Kung	0	1	0	1	7	9
Sham Shui Po	228	182	34	94	1	539
Sha Tin	1	2	3	0	0	6
Southern	2	55	221	17	0	295
Tai Po	3	18	33	13	0	67
Tsuen Wan	1	2	44	48	52	147
Tuen Mun	149	6	2	0	3	160
Wan Chai	19	255	331	54	7	666
Wong Tai Sin	0	1	18	4	0	23
Yau Tsim Mong	2	10	231	363	5	611
Yuen Long	1	1	6	0	0	8
Total	686	1 309	1 847	982	83	4 907

Number of MBIS notices issued in 2025	Building age (years)					Total
	30-39	40-49	50-59	60-69	70 or above	
Central and Western	9	54	143	34	5	245
Eastern	28	78	556	160	0	822
Kowloon City	3	81	76	156	3	319
Kwai Tsing	7	10	22	2	0	41
Kwun Tong	3	50	44	69	0	166
North	1	1	6	0	0	8
Islands	0	2	1	0	0	3
Sai Kung	0	0	0	0	0	0
Sham Shui Po	20	30	2 731	107	0	2 888
Sha Tin	0	2	3	0	0	5
Southern	0	116	4	4	2	126
Tai Po	1	4	1	0	0	6
Tsuen Wan	1	3	56	22	2	84
Tuen Mun	6	12	3	0	1	22
Wan Chai	2	4	375	137	4	522
Wong Tai Sin	1	0	9	29	0	39
Yau Tsim Mong	3	56	34	166	11	270
Yuen Long	0	2	91	1	0	94
Total	85	505	4 155	887	28	5 660

Note ⁽²⁾: The higher number of MBIS notices issued in 2023 was due to an increase in the number of projections on the exteriors of target buildings that year.

BD estimates that about 5 500 MBIS notices will be issued in 2026.

- (b) The numbers of MBIS notices discharged in the past three years ⁽³⁾, broken down by DC district and building age, are tabulated below –

Note ⁽³⁾: As it takes time to conduct and complete inspection and repair works, the number of MBIS notices discharged may not correspond to the number of MBIS notices issued in the same year.

Number of MBIS notices discharged in 2023	Building age (years)					Total
	30-39	40-49	50-59	60-69	70 or above	
Central and Western	0	450	174	246	44	914
Eastern	7	1 106	806	549	18	2 486
Kowloon City	0	280	498	1 379	98	2 255
Kwai Tsing	0	22	9	8	2	41
Kwun Tong	0	2	93	666	0	761
North	0	5	12	12	1	30
Islands	0	7	1	0	0	8
Sai Kung	0	0	0	2	0	2
Sham Shui Po	0	169	1 408	1 268	58	2 903
Sha Tin	0	155	0	0	0	155
Southern	0	7	8	62	6	83
Tai Po	0	7	13	5	1	26
Tsuen Wan	0	2	7	112	1	122
Tuen Mun	0	23	0	1	0	24
Wan Chai	0	215	146	580	24	965
Wong Tai Sin	0	0	1	103	0	104
Yau Tsim Mong	0	52	146	2 832	98	3 128
Yuen Long	0	7	32	12	12	63
Total	7	2 509	3 354	7 837	363	14 070

Number of MBIS notices discharged in 2024	Building age (years)					Total
	30-39	40-49	50-59	60-69	70 or above	
Central and Western	0	312	108	197	35	652
Eastern	190	344	658	479	10	1 681
Kowloon City	0	110	317	602	44	1 073
Kwai Tsing	0	10	81	10	0	101
Kwun Tong	0	163	116	478	0	757
North	0	3	39	17	2	61
Islands	0	0	1	0	0	1
Sai Kung	0	1	0	2	25	28
Sham Shui Po	182	150	299	537	54	1 222
Sha Tin	0	362	1	0	0	363
Southern	0	30	89	31	2	152

Number of MBIS notices discharged in 2024	Building age (years)					Total
	30-39	40-49	50-59	60-69	70 or above	
Tai Po	0	6	49	13	0	68
Tsuen Wan	0	10	38	64	28	140
Tuen Mun	29	7	5	0	3	44
Wan Chai	12	240	239	403	23	917
Wong Tai Sin	0	0	6	35	0	41
Yau Tsim Mong	0	30	194	1 497	45	1 766
Yuen Long	0	1	17	0	10	28
Total	413	1 779	2 257	4 365	281	9 095

Number of MBIS notices discharged in 2025	Building age (years)					Total
	30-39	40-49	50-59	60-69	70 or above	
Central and Western	2	209	179	151	6	547
Eastern	93	156	667	283	21	1 220
Kowloon City	0	172	252	437	83	944
Kwai Tsing	0	9	2	8	0	19
Kwun Tong	0	400	174	232	0	806
North	0	0	35	15	1	51
Islands	0	13	1	0	0	14
Sai Kung	0	0	0	1	6	7
Sham Shui Po	40	85	1 946	498	30	2 599
Sha Tin	0	33	0	0	0	33
Southern	0	110	103	16	1	230
Tai Po	1	12	76	9	0	98
Tsuen Wan	0	5	52	62	29	148
Tuen Mun	50	389	3	0	0	442
Wan Chai	2	175	497	310	34	1 018
Wong Tai Sin	0	3	17	52	0	72
Yau Tsim Mong	0	151	159	1 001	31	1 342
Yuen Long	0	53	78	3	2	136
Total	188	1 975	4 241	3 078	244	9 726

BD estimates that about 8 000 MBIS notices can be discharged in 2026.

The numbers of MBIS notices complied with and the time taken for compliance in the past three years, broken down by year, are tabulated below –

Year	Number of MBIS notices by the time taken for compliance						
	Within 2 years	2-4 years	4-6 years	6-8 years	8-10 years	10 years or above	Total
2023	8 230	1 327	1 159	964	2 251	139	14 070
2024	5 658	940	622	430	840	605	9 095
2025	5 879	1 224	571	573	316	1 163	9 726

It takes time for owners/owners' corporations (OCs) to arrange inspection and repair works, which include forming OCs (if one has not yet been formed), co-ordinating general meetings, discussing and reaching consensus on the scope of registered inspectors' services and repair works for tender invitation, as well as conducting tender assessment. In general, a longer time is required to handle cases where individual owners fail to co-operate, or where owners/OCs file appeals against MBIS notices or request extension of time for compliance with the notices and require assistance, etc. Besides, the pandemic in the past few years has also affected the overall progress of organising and undertaking prescribed inspection and repair works.

- (c) The numbers of prosecutions instigated in the past three years and expected to be instigated in 2026 against failure to comply with MBIS notices by BD, broken down by (i) DC district; (ii) building age, and (iii) duration from issuance of notices to instigation of prosecutions, are tabulated by year below –

(i) By DC district	Number of prosecutions			
	2023	2024	2025	2026 (Estimate)
Central and Western	73	139	248	/
Eastern	172	143	233	
Islands	0	2	15	
Kowloon City	276	375	418	
Kwai Tsing	5	0	20	
Kwun Tong	25	62	211	
North	2	30	55	
Sai Kung	14	2	0	
Sha Tin	5	0	14	
Sham Shui Po	387	505	361	
Southern	10	39	14	
Tai Po	6	1	20	
Tsuen Wan	63	54	35	
Tuen Mun	9	0	2	
Wan Chai	238	284	331	
Wong Tai Sin	3	77	9	
Yau Tsim Mong	908	864	704	
Yuen Long	81	5	22	
Total	2 277	2 582	2 712	

(ii) By building age (years)	Number of prosecutions			
	2023	2024	2025	2026 (Estimate)
30-39	0	2	12	/
40-49	169	211	316	
50-59	293	372	501	
60-69	1 714	1 912	1 775	
70 or above	101	85	108	
Total	2 277	2 582	2 712	2 500

(iii) By duration from issuance of notices to instigation of prosecutions	Number of prosecutions			
	2023	2024	2025	2026 (Estimate)
Less than 2 years	244	111	4	/
2-3 years	686	1 133	894	
4-5 years	532	433	842	
6-7 years	114	308	259	
8-9 years	461	122	174	
10 years or above	240	475	539	
Total	2 277	2 582	2 712	2 500

At present, BD urges owners to comply with MBIS notices by issuing warning letters. As mentioned in (b) above, as owners/OCs may fail to comply with the notices in a timely manner for certain reasons, BD generally first seeks to understand the reasons of the relevant owners' failure to timely comply with the notices based on the circumstances of each case, and will provide assistance and support to owners who are willing to comply. If owners have no reasonable excuse, BD will instigate prosecutions against such owners, resulting in a relatively longer time taken to instigate prosecutions for some cases.

- (d) Timely and proper maintenance of buildings is the primary responsibility of owners. Excessive government intervention may bring about moral hazards, causing owners who are in fact capable of organising inspection and repair in private buildings to become reliant. Therefore, the Government's policy has all along been to provide financial and technical support to owners who are willing to carry out building maintenance properly, in order to focus resources on assisting buildings in need. The Government understands that there may be practical difficulties for certain buildings, including "three-nil" buildings, in implementing or co-ordinating inspection and repair works in respect of common parts of the buildings. Therefore, BD proactively selects these buildings as Category 2 buildings under Operation Building Bright 2.0 (OBB 2.0)⁽⁴⁾ on a risk-based approach, exercises its statutory power to carry out the requisite prescribed inspection and repair works in default of owners, and seeks to recover the cost from them afterwards. As at the end of 2025, there were 1 764 Category 2 buildings, more than half of which were "three-nil" buildings. Besides, in collaboration with the Home Affairs Department and the Urban Renewal Authority (URA), BD also offers enhanced support to the owners concerned by providing information, co-ordination, as well as technical and financial support.

Note⁽⁴⁾: There are two categories of buildings under OBB 2.0. Category 1 buildings are those with owners who are prepared to take up the organisation of inspection and repair works for their buildings under MBIS. Owners of eligible buildings may apply to URA within the specified timeframe. Category 2 buildings are those with outstanding MBIS notices and the owners concerned have difficulties in co-ordinating the requisite inspection and repair works. BD proactively selects Category 2 buildings on a risk basis and exercises its statutory power to carry out the requisite inspection and repair works in default of owners, and seeks to recover the cost from them afterwards. Eligible owners of Category 2 buildings may claim subsidies under OBB 2.0 to cover all or part of the costs of such works sought to recover by BD.

In July 2018, the Government launched OBB 2.0 with a commitment of \$6 billion to subsidise private building owners in need to carry out building maintenance works. OBB 2.0 was expected to benefit approximately 4 300 buildings, involving about 280 000 households. Since its launch, the funding under OBB 2.0 is about to be fully committed. The community generally acknowledges that OBB 2.0 has been effective in supporting owners in carrying out large scale building maintenance works. Continued proper building maintenance by owners will effectively extend the service life of buildings and alleviate the pressure for redevelopment. The Government considers it worthwhile to continue to provide subsidies to owners in need, and has therefore earmarked \$3 billion in the Budget.

To ensure that the \$3 billion of public money can be utilised in a more targeted and precise manner to subsidise target buildings in need in the future, the Government is conducting a comprehensive review of the experience in implementing OBB 2.0 and analysing the relevant data to draw up a new subsidy scheme taking the following aspects into consideration:

1. How to set more targeted funding criteria to match resources with building maintenance needs more precisely (e.g. “three-nil” buildings, owners with relatively limited financial means in old and dilapidated private buildings);
2. How to strengthen an effective monitoring mechanism to ensure that the subsidised households can complete building maintenance works as early as possible with the support of the enhanced version of “Smart Tender”; and
3. How to encourage owners to maintain regular building maintenance, thereby preventing problems from accumulating and reducing the burden of large scale repair in the future.

The Government intends for URA to first launch the enhanced version of “Smart Tender” in the second half of 2026 to process applications which have yet to enter the tendering process under OBB 2.0, and then introduce the new subsidy scheme after the enhanced version of “Smart Tender” has been operated for some time. Under this approach, the Government will complete the review of OBB 2.0 and draw up the details of the new subsidy scheme in early 2027. The new subsidy scheme will be rolled out after consultation with the Legislative Council Panel on Development and application for funding to the Finance Committee.

CONTROLLING OFFICER'S REPLY

DEVB(PL)168

(Question Serial No. 0506)

Head: (82) Buildings Department
Subhead (No. & title): (000) Operational expenses
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HO Chun Hung)
Director of Bureau: Secretary for Development

Question:

Following the fire at Wang Fuk Court in Tai Po in November 2025, the public queried whether the Buildings Department's (BD) control of building maintenance works and materials was sufficiently stringent. In this connection, will the Government inform this Committee of the following:

- (a) The numbers of inspections conducted, material inspections carried out, verbal/written warnings issued and prosecutions instigated by BD in respect of buildings undergoing prescribed repairs under the Mandatory Building Inspection Scheme (MBIS), as well as the respective numbers of buildings involved in the above actions in 2025 (broken down by District Council (DC) district);
- (b) The estimated numbers of inspections and material inspections to be carried out by BD in respect of buildings undergoing prescribed repairs under MBIS, as well as the respective numbers of buildings involved in the above actions in 2026 (broken down by DC district); whether BD will consider setting key performance indicators for such work;
- (c) In Matters Requiring Special Attention in 2026-27, BD has mentioned that it will review various building regulations, standards, practice notes and codes of practice with a view to modernising building design and construction standards. Will BD collaborate with departments such as the Fire Services Department and the Labour Department to formulate more stringent fire safety standards for buildings and temporary materials used in maintenance works (such as scaffolding and scaffold nets), and to compile "blacklists/whitelists" for various materials?
- (d) At the Legislative Council meeting on 14 January this year, the Secretary for Development, in her remarks on the motion on "Support and rebuilding work after the fire at Wang Fuk Court in Tai Po", proposed expanding the scope of amendments to the Buildings Ordinance to upgrade large scale building maintenance works to Class I minor works, thereby enabling BD to intervene as necessary and exercise control upon

receiving construction proposals and plans. What internal administrative procedures are involved in such “intervention” and “control”, and what statutory requirements will be imposed on project consultants, contractors and independent professionals? Has BD estimated the additional manpower required to cope with the extra workload?

Asked by: Hon NG Chau-pei, Stanley (LegCo internal reference no.: 30)

Reply:

- (a) For private buildings undergoing prescribed inspection and repair under the Mandatory Building Inspection Scheme (MBIS), registered inspectors (RIs) engaged by the relevant owners/owners’ corporations are required to submit a certificate of building inspection and certificate of building repair to the Buildings Department (BD) upon completion of the inspection and repair works respectively. Upon receipt of the above submissions, BD will carry out document audits and site inspections through random sampling by a computer system in accordance with the sampling criteria of the international standard ISO 2859-1 (Sampling Procedures for Inspection by Attributes). The numbers of document audits and site inspections by BD in 2025 in respect of the building repair works concerned, as well as the relevant figures on advice/warnings and prosecutions, broken down by District Council (DC) district, are set out in Table 1 and Table 2 respectively.

Table 1: Relevant figures concerning cases that have completed the phase of building inspection under MBIS

DC district	Number of document audits and site inspections Note 1	Number of verbal advice	Number of advisory letters Note 2	Number of warning letters	Number of prosecutions
Central and Western	2	-	-	-	0
Eastern	9	-	1	-	
Islands	-	-	-	-	
Kowloon City	7	-	4	-	
Kwai Tsing	-	-	-	-	
Kwun Tong	-	-	-	-	
North	1	-	-	-	
Sai Kung	1	-	-	-	
Sha Tin	1	-	-	-	
Sham Shui Po	20	-	10	-	
Southern	1	-	-	-	
Tai Po	-	-	-	-	
Tsuen Wan	4	-	1	-	
Tuen Mun	-	-	-	-	
Wan Chai	4	-	-	-	

Wong Tai Sin	1	-	-	-	
Yau Tsim Mong	16	1	8	1	
Yuen Long	2	-	-	-	
Total	69	1	24	1	0

Table 2: Relevant figures concerning cases that have completed building repair works under MBIS

DC district	Number of document audits and site inspections Note 1	Number of verbal advice	Number of advisory letters Note 2	Number of warning letters	Number of prosecutions
Central and Western	2	-	-	-	0
Eastern	3	-	1	-	
Islands	-	-	-	-	
Kowloon City	2	-	-	-	
Kwai Tsing	2	-	1	-	
Kwun Tong	1	-	-	-	
North	-	-	-	-	
Sai Kung	1	-	1	-	
Sha Tin	-	-	-	-	
Sham Shui Po	8	-	1	-	
Southern	3	-	-	-	
Tai Po	-	-	-	-	
Tsuen Wan	-	-	-	-	
Tuen Mun	1	-	-	-	
Wan Chai	7	-	-	-	
Wong Tai Sin	-	-	-	-	
Yau Tsim Mong	8	-	3	-	
Yuen Long	2	-	-	-	
Total	40	0	7	0	

Note 1: As the document audits and inspections are carried out based on the number of prescribed forms, the same building may be subject to more than one document audit/site inspection.

Note 2: BD normally issues advisory letters for relatively minor issues such as incomplete submissions.

Regarding the materials used in building works, BD has implemented the new mechanism for on-site sampling and testing of scaffolding protective materials as stipulated in Practice Note for Registered Contractors 85 (PNRC 85) since December 2025, requiring contractors to take samples of scaffolding nets in accordance with the requirements and obtain test reports meeting the recognised fire retardant performance standards prior to the installation of scaffolding nets. BD will carry out inspections and site audits. If it is found that contractors have installed scaffolding nets without complying with the testing requirements set out in PNRC 85, or that the test results of on-site samples of scaffolding nets installed as collected by BD fail to meet the recognised fire retardant performance standards, BD will order immediate cessation of works and removal of the non-compliant scaffolding nets under the Buildings Ordinance (Cap. 123) (BO). Reinstallation of scaffolding nets will only be permitted when test reports meeting the recognised fire retardant performance standards in accordance with PNRC 85 are obtained.

- (b) BD will continue to conduct document audits and site inspections in respect of buildings undergoing prescribed inspection and repair under MBIS. Following the fire in Tai Po, BD has also enhanced inspections of fire safety precautionary measures in respect of prescribed repair works under MBIS.

With the implementation of the new sampling and testing mechanism for scaffolding nets under PNRC 85, upon receiving notifications of completion of scaffolding net installation for large scale building maintenance works (including prescribed repair works under MBIS), BD will normally select cases on a random basis for on-site sampling and testing. In addition, BD will enhance inspections of large scale repair works sites.

BD will continue to review the overall operation and the effectiveness of inspections, and adjust the work indicators from time to time as necessary on a risk-based approach.

- (c) & (d) In early 2025, the Development Bureau proposed legislative amendments to the BO to strengthen regulation of registered building professionals and registered contractors (RCs), including raising the maximum penalties for non-compliance and enhancing the registration and disciplinary systems. In light of the fire in Tai Po, the Government has proposed further legislative amendments, which include upgrading large scale building repair works from mostly Class II minor works at present to Class I minor works. In future, in addition to the engagement of a project contractor, all large scale building repair works are required to engage a third-party professional to submit prescribed plans and supervision plans and to carry out supervision. BD will also step up audit checks on large scale building repair works sites on a risk basis to ensure fire safety during works in progress. If irregularities are identified, BD will impose sanctions, including prosecutions or disciplinary actions, on the relevant registered building professionals/RCs pursuant to the BO.

Furthermore, we proposed to empower BD to prescribe statutory requirements for temporary precautionary measures relating to building repair works, such as erection of scaffolding and scaffolding nets, as well as protective measures

provided for fire safety. We also proposed to codify the standards of designated building materials currently promulgated by BD by way of practice notes and other administrative means as statutory requirements so as to enable more direct prosecutions against non-compliant materials, and to increase penalties. The standards of designated building materials will be established with reference to national and international standards to ensure that they are modernised and in line with the advancement in building technology.

BD will continue to enhance work efficiency through re-deployment of internal resources and re-prioritisation of work, among others, and will apply for additional resources in accordance with the established mechanism where necessary.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)169

(Question Serial No. 0844)

Head: (82) Buildings Department
Subhead (No. & title): (000) Operational expenses
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HO Chun Hung)
Director of Bureau: Secretary for Development

Question:

According to the figures provided by the Buildings Department (BD), 1 689 sub-divided flats (SDFs) were inspected in 2025, while 317 SDFs were rectified of irregularities. In this connection, will the Government inform this Committee of the following:

- (a) What were/are the staff establishment, and expenditures on emoluments, operational expenses and expenditures on equipment in respect of BD's inspections of SDFs in the past three years and estimated for 2026-27 respectively?
- (b) BD's target is to inspect 1 500 SDFs in 2026, which is fewer than the actual numbers of SDFs inspected in the past years. It is explained that this is due to the expected decrease in the number of reports received or handled by BD after the Basic Housing Units Ordinance (the Ordinance) has come into effect on 1 March 2026. On the other hand, however, the Ordinance has raised the standards of SDFs. Does BD anticipate that the public will actively report substandard SDFs in the early stage of implementation of the Ordinance, resulting in a higher number of cases to be processed?
- (c) Among the 1 689 SDFs inspected in 2025, what were the numbers of (a) buildings and (b) inspections involved? Among them, what was the number of joint inspections with the Rating and Valuation Department or the Water Supplies Department?
- (d) Among the 1 689 SDFs inspected in 2025, how many were identified with actionable irregularities? Among them, what were the numbers of removal orders, fire safety directions, repair orders and closure orders issued and prosecutions instigated?
- (e) What is the latest number of SDFs inspected and identified with irregularities by BD, but have yet to undergo rectification to date? What follow-up actions has BD taken to urge the owners concerned to carry out rectification as soon as possible?

Asked by: Hon NG Chau-pei, Stanley (LegCo internal reference no.: 27)

Reply:

- (a) Sub-divided flats (SDFs) generally refer to the subdivision of a flat in a building, as shown on the original approved building plans, into multiple individual domestic units for rental. Pursuant to the prevailing enforcement policy, the Buildings Department (BD) takes enforcement actions against building irregularities associated with SDFs through large scale operations and by acting on public reports. Where actionable building irregularities associated with SDFs are identified (such as overloading caused by erection of partition walls and fire safety contraventions), BD will issue removal orders to the owners concerned and instigate prosecutions against the owners who fail to comply with the orders.

Enforcement actions against building irregularities associated with SDFs are carried out by the professional and technical staff of the two Existing Buildings Divisions of BD as part of their overall duties in building safety and maintenance. As the relevant work is part of BD's regular duties, BD does not compile a breakdown of the manpower and expenditures involved solely for inspections regarding building irregularities associated with SDFs.

- (b) The Basic Housing Units Ordinance (Cap. 658) (the Ordinance) has been rolled out since 1 March 2026 under the principle of "registration first, enforcement later". The Dedicated Team on Subdivided Units of the Housing Bureau is concurrently accepting applications for registration of pre-existing subdivided units, as well as applications for Basic Housing Unit (BHU) recognition of subdivided units complying with the minimum standards of living conditions. The BHU regime provides a 48-month transitional arrangement (i.e. a 12-month registration period and a 36-month grace period upon successful registration), allowing reasonable time for owners/operators of pre-existing subdivided units to gradually adapt to the statutory requirements of the Ordinance. Meanwhile, BD will continue to attend to reports on building irregularities associated with SDFs in accordance with the Buildings Ordinance (Cap. 123) (BO). When BD receives a report concerning a BHU, under the Ordinance, if the relevant BHU recognition is still in force, BD will not serve an order or issue a notice merely because the structure or building works associated with the BHU are in contravention with the BO, but will follow up on the structure or building works posing an imminent danger or risk to life or property in accordance with the BO instead. Therefore, it is expected that the number of reports received by BD or requiring BD's follow-up will decrease upon the implementation of the BHU regime.

- (c) & (d) In 2025, the 1 689 SDFs inspected by BD involved a total of 519 buildings, and 256 SDFs were identified with actionable building irregularities. Neither the Rating and Valuation Department nor the Water Supplies Department took part in the aforementioned inspections. As at February 2026, 108 removal orders were issued against actionable building irregularities associated with these SDFs (one removal order may involve more than one actionable building irregularity), and five prosecutions were instigated against non-compliance with the aforementioned removal orders.

BD does not compile statistics on the numbers of inspections regarding rectification of irregularities of building works associated with SDFs as well as fire safety directions and repair orders issued against SDFs.

- (e) As at February 2026, 1 233 SDFs were identified with building irregularities not yet rectified. In general, after removal orders are issued, if they have not been complied with after the specified period, BD will issue warning letters to the owners to urge them to comply with the orders as soon as possible. Depending on the needs of the cases, BD will arrange in-house social services teams to provide appropriate assistance to owners and residents in need, which includes assisting them in applying for financial assistance as appropriate. If the owners concerned fail to comply with the removal orders without reasonable excuse, BD will consider instigating prosecutions to urge them to comply with the orders and rectify the irregularities as soon as possible.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)170

(Question Serial No. 1448)

Head: (82) Buildings Department
Subhead (No. & title): (000) Operational expenses
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (HO Chun Hung)
Director of Bureau: Secretary for Development

Question:

The Buildings Department (BD) adopts a risk-based approach in selecting target buildings for issuing notices under the Mandatory Building Inspection Scheme. It has been reported that following the fire at Wang Fuk Court (WFC) in Tai Po in November 2025, the project consultant for WFC's maintenance works, Will Power Architects Company Limited (WP), immediately announced its closure, while the contractor, Prestige Construction & Engineering Company, Limited (PC&E), notified BD earlier that it would no longer act as a registered general building contractor. As WP and PC&E have in effect ceased operations, maintenance works in multiple housing estates have come to a standstill. In this connection, will the Government inform this Committee of the following:

Will BD and/or the Urban Renewal Authority (URA) introduce special support measures for owners, such as considering arranging for consultants and contractors designated by BD or URA to undertake default works, granting priority for the use of the enhanced version of "Smart Tender" service, and waiving the fee for "Smart Tender"? If yes, in addition to the total allocation of \$3.3 billion mentioned in paragraphs 234 to 235 of the Budget Speech, has the Government estimated the additional commitment required?

Asked by: Hon TANG Ka-piu (LegCo internal reference no.: 22)

Reply:

For buildings or housing estates that had originally appointed the registered inspector or registered contractor involved in the large scale building maintenance works at Wang Fuk Court in Tai Po, if their owners/owners' corporations (OCs) have joined the services under "Smart Tender" of the Urban Renewal Authority (URA) and wish to initiate the re-tendering process, URA will provide assistance to the OCs in re-tendering. In view of the special circumstances of these housing estates or buildings, URA will waive the "Smart Tender" service fees for re-tendering.

Following the fire incident in Tai Po, the Development Bureau (DEVB) has reviewed the procurement arrangements for building inspection and maintenance works by project consultants and contractors with a view to reducing the opportunities for illegal collusion among consultants, contractors and individual owners, as well as reducing the risk of bid-rigging. DEVB, in collaboration with URA, will launch the enhanced version of “Smart Tender” in the second half of 2026 to assist OCs and owners in engaging compliant consultants and contractors to undertake building maintenance works properly.

The enhanced “Smart Tender” services include establishing more rigorous “pre-qualified lists” of consultants and contractors. In addition to considering criminal and disciplinary records alongside past performance, consultants and contractors must pass background checks by the Hong Kong Police Force and the Independent Commission Against Corruption before they can be included in the lists and are eligible to participate in the tender. Furthermore, URA will oversee the tendering and bid evaluation processes for owners to engage consultants and contractors. For buildings applying for Government maintenance subsidies, after commencement of works, URA will require consultants and contractors to report to URA at critical project junctures, such as significant amendments to the scope of works or increases in project costs, so that URA may offer independent advice to owners.

The Government proposes to allocate a total of \$300 million to URA, of which \$100 million is start-up capital for URA to actively consider establishing a subsidiary dedicated to providing services under the enhanced version of “Smart Tender”, and for providing the subsidiary with sufficient initial capital to launch the new services. The remaining \$200 million is to be used to provide fee concession subsidies to owners using “Smart Tender”. As “Smart Tender” is paid services, the subsidiary will be able to achieve fiscal balance through service fees in the long term.

DEVB is finalising the details of the enhanced version of “Smart Tender” with URA. The target is to report to the Legislative Council Panel on Development on the specific proposed arrangements and implementation details by mid-2026 for consultation with the relevant industry, and to launch the enhanced services in the second half of 2026.

To tie in with the launch of the enhanced version of “Smart Tender” in the second half of 2026, BD and URA will grant an extension of time for compliance with notices under the Mandatory Building Inspection Scheme and for meeting the progress milestones for Operation Building Bright 2.0 to owners participating in “Smart Tender” so that the owners have sufficient time to re-arrange tendering matters.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)171

(Question Serial No. 2084)

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

Question:

To streamline the development process, the Government has proposed to review building regulations and standards, including the introduction of a Code of Practice for Seismic-resistant Building Design Standards (the Code). Please advise on the following:

- (a) What are the timetable and progress of the consultancy study on the Code? When is it expected to be completed for consultation with the industry?
- (b) What is the expected percentage increase in construction costs of new buildings following the implementation of the new standards? Has the Government conducted an economic impact assessment?

Asked by: Hon WONG Ho-ming, Augustine (LegCo internal reference no.: 53)

Reply:

- (a) Intense earthquakes in the world mostly occur along the boundaries of crustal plates. Hong Kong lies within the Eurasian Plate but not along the boundary. The well-known Circum-Pacific Seismic Belt is located along the boundaries of the Eurasian Plate and the Pacific Plate, stretching through Japan, Taiwan and the Philippines. As Hong Kong lies at a considerable distance from this active seismic belt, the possibility of having major earthquakes is very low. Since Hong Kong is subject to typhoons, most buildings have been designed and constructed with a relatively high load-resisting capacity in accordance with statutory requirements to withstand strong winds. Wind-resistant design helps strengthen building structures, giving buildings a considerable load-resisting capacity. Under the seismic conditions generally expected in Hong Kong, most buildings can basically provide adequate protection.

Although Hong Kong is not located along any active seismic belt, in order to further enhance building safety standards, the Buildings Department (BD) has engaged a consultant to study and formulate the Code of Practice for Seismic-resistant Building

Design Standards (the Code) tailored to local circumstances with reference to the seismic-resistant design standards adopted in cities with seismicity similar to that of Hong Kong. At the same time, BD has established a steering committee comprising members from professional institutions, construction associations and relevant government departments to advise on the formulation of the Code. At present, the steering committee has accepted the initial draft of the Code, and consultation with the industry is expected to take place in 2026.

- (b) The Government needs to strike a reasonable balance between preventive measures and practical needs, so as to avoid significantly increasing construction costs as a result of overly stringent requirements. The consultancy study will include an assessment of construction costs, and the principle is that the new requirements should not impose an unreasonable cost burden on development projects.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)172

(Question Serial No. 2085)

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

Question:

The Buildings Department (BD) is preparing proposed amendments to the Buildings Ordinance, including introducing performance-based standards, rationalising the policy for handling unauthorised building works (UBWs), as well as proposing amendments regarding building works safety of large scale building repair works. Please advise on the following:

- (a) What is the specific timetable for the abovementioned legislative amendments? When are they expected to be introduced into the Legislative Council for scrutiny?
- (b) In terms of rationalising the policy for handling UBWs, what is the direction of amendment? What is the anticipated impact on BD's manpower resources and enforcement efficiency? Will additional exemptions or handling alternatives be provided for certain types of UBWs? If yes, what are the types of UBWs involved and the number of units expected to be benefited?

Asked by: Hon WONG Ho-ming, Augustine (LegCo internal reference no.: 54)

Reply:

- (a) The Government proposed legislative amendments to the Buildings Ordinance (Cap. 123) in early 2025. The relevant proposals cover three areas, namely expediting building inspection and repair, rationalising the policy for handling unauthorised building works (UBWs) and enhancing building works safety. In light of the fire incident in Tai Po, we will propose further legislative amendments, including upgrading large scale building repair works from mostly Class II minor works at present to Class I minor works such that third-party professionals will be required to submit prescribed plans and supervision plans, as well as further enhancing the registration and disciplinary systems for registered building professionals and registered contractors. The Government's target is to introduce the amendment bill into the Legislative Council for scrutiny as soon as possible in the second half of 2026.

- (b) On rationalising the policy for handling UBWs, the Government will adopt a pragmatic and facilitating approach in handling “minor UBWs”, such as adding more building works relating to people’s daily lives and of low risk as Designated Exempted Works items, and relaxing the requirements for existing items; and extending the scope of validation schemes in urban areas to allow more “minor UBWs” erected before the enactment of the amendment ordinance to be retained and not subject to removal after being validated as safe. The Government will also re-launch the administrative reporting scheme for New Territories Exempted Houses implemented in 2012, with a one-year reporting period commencing on 1 April 2026. As the Buildings Department (BD) does not keep statistics on the number and types of UBWs in private buildings across the territory, it is not able to estimate the number of “minor UBWs” that can be handled through the pragmatic approach above, and the number of units involved.

On the other hand, the Government will focus enforcement resources on enhancing enforcement effectiveness against serious UBWs, and propose to tackle such UBWs by increasing penalties, lowering the prosecution threshold and introducing new offences, etc.

BD will continue to enhance work efficiency through re-deployment of internal resources and re-prioritisation of work, among others, and will apply for additional resources in accordance with the established mechanism where necessary.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)208

(Question Serial No. 3622)

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

Question:

The establishment of the Buildings Department (BD) is expected to be reduced from 2 111 posts as at the end of March 2026 to 1 997 posts as at the end of March 2027, representing a reduction of 5.4%. Nevertheless, BD's overall provision for 2026-27 shows only a slight decrease of 0.4% as compared with the revised estimate for 2025-26. As explained on page 76, the decreased provision for general departmental expenses is partly offset by the increased provision for consultancy services. In this connection, will the Government advise on the following:

1. What are the ranks, grades, expenditures on emoluments and personnel expenses, and main duties involved in the 114 posts to be reduced? Have such posts been left vacant for a prolonged period?
2. How does the Government ensure that the deletion of such posts will not affect the relevant work, particularly on the approval of development projects in the Northern Metropolis, and the enhanced building safety and control of construction and maintenance works in response to the Wang Fuk Court incident?
3. What are the reasons for the increased provision for consultancy services? What types of work are involved in such consultancy services?
4. In principle, I support outsourcing more government services and work to enhance efficiency and cost-effectiveness, and to leverage the wisdom, creativity, experience and strengths of the private market. Will BD conduct timely reviews on the effectiveness of the reduction in establishment and increase in consultancy services, and further expand such practices if proven effective?

Asked by: Hon FOK Kai-kong, Kenneth (LegCo internal reference no.: 44)

Reply:

1. The Government has been strictly controlling the civil service establishment, and has implemented the zero-growth policy in the civil service establishment since 2021-22 with the overall establishment contained at a level not exceeding that as at end-March 2021. In line with the Government's Productivity Enhancement Programme (PEP) and the objective of optimising the use of manpower resources, the civil service establishment will be reduced by 2% each in 2026-27 and 2027-28.

After reviewing factors such as overall service demand, operational needs and vacancy situations, the Buildings Department (BD) has made arrangements in line with the Government's reduction of the civil service establishment in 2026-27. In 2026-27, together with other time-limited posts to be lapsed, the posts to be reduced through BD's re-organisation or redeployment of internal resources include 16 posts of the Building Surveyor and the Structural Engineer grades, 60 posts of the Survey Officer and the Technical Officer grades, 35 posts of the clerical grade and three posts of other grades, some of which are already vacant. The government expenditure to be saved by streamlining the civil service establishment has been counted towards the 2% savings of the recurrent expenditure of bureaux/departments for the respective financial years under the Government's PEP.

2. BD will continue to adopt management measures and digitalisation with a view to enhancing efficiency through reprioritisation, internal redeployment, streamlining of work processes and application of technology. While the civil service is being further streamlined, BD will continue to deliver high-quality public services to citizens. For instance, BD's computer system was revamped in late 2025 with the development of the new Case Management and Reporting Platform to enable automatic generation of warning letters to owners failing to comply with statutory orders/notices, thereby reducing the manpower required for preparing such letters and facilitating efficient handling of enquiries regarding statutory orders/notices through the electronic platform. For plan approval, BD is actively promoting the use of the Electronic Submission Hub, which can streamline the plan approval process and reduce manual handling procedures. BD will continue to review its work priorities and enforcement strategies, making targeted adjustments as necessary, so as to allow for more flexible deployment of manpower resources to cope with various service demands.
3. The departmental expenses on consultancy services will vary in light of actual circumstances. In 2026-27, the increase in consultancy service fees mainly involves work areas including large scale operations on the clearance of unauthorised building works (UBWs) and the handling of dilapidations and defects in target buildings, village by village surveys on First Round Targets of UBWs in New Territories exempted houses, outsourced services for handling reports on dilapidated buildings and UBWs, etc.
4. Apart from persistently exploring ways to enhance effectiveness and efficiency, and various enhancement measures as mentioned above, BD will continue to review its work procedures including the effectiveness of consultancy services, and make targeted adjustments as necessary so as to allow for more flexible deployment of manpower resources to cope with various demands.

CONTROLLING OFFICER'S REPLY

DEVB(PL)209

(Question Serial No. 3330)

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

Question:

With regard to cases of suspected unauthorised building works and unlawful occupation of government land found in detached houses, please inform this Committee of the following:

- a. What was the number of inspections of detached houses across the territory conducted by the enforcement departments in the past three years? What was the allocation of manpower resources?
- b. What was the number of prosecutions instigated in the above inspections? How many of these cases resulted in conviction? How long was the handling time for these cases?

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 56)

Reply:

- a. & b. The numbers of inspections conducted and prosecutions instigated by the Buildings Department (BD), as well as the number of convictions in respect of unauthorised building works (UBWs) in single-family houses of not more than three storeys (excluding New Territories Exempted Houses) in the past three years are tabulated below –

Year	Number of inspections	Number of prosecutions instigated	Number of convictions ⁽¹⁾
2023	780	25	20
2024	682	20	17
2025	458 ⁽²⁾	56	24

Note ⁽¹⁾: The figures do not necessarily correspond to the prosecutions instigated in the same year.

Note ⁽²⁾: The lower number was due to BD's enhancement of inspection procedures to reduce the need for repeated inspections, a decrease in the number of reports, and a reduction in the number of target buildings selected for large scale operations.

Enforcement actions against the above UBWs are carried out by the professional and technical staff of the two Existing Buildings Divisions of 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 involved solely for enforcement actions against UBWs.

The time required for handling UBW cases depends on a number of factors, such as the nature and complexity of UBWs, whether the owners or occupants concerned are co-operative, filing of appeals by owners against the orders, requests for extension of time for compliance, practical difficulties encountered and the need for assistance in complying with the orders, whether the removal of UBWs involves relocation, as well as the need for occupants to look for alternative accommodation. BD does not keep statistics on the time required for handling UBW cases.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)210

(Question Serial No. 3616)

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

Question:

Regarding the performance measures in respect of buildings and building works:

- 1) According to the Buildings Department (BD), the lower actual/estimated number of removal orders issued/to be issued against unauthorised building works (UBWs) in existing buildings in 2025/2026 was/is due to the decrease/expected decrease in the number of UBWs identified as some target buildings were/will be low-rise buildings. Please provide in a table the numbers of target buildings selected/to be selected and removal orders issued/to be issued by BD from 2022 to 2026, broken down by building height, and the reasons for selecting more low-rise buildings this year;
- 2) The number of dilapidated/dangerous buildings repaired/rectified/with obvious danger removed decreases from 3 045 in 2025 to 2 500 in 2026, and the number of discharged mandatory building inspection notices decreases from 9 726 in 2025 to an estimate of 8 000 for 2026. For both of these two areas, BD has stated that the lower estimated number in 2026 is due to more complicated cases requiring enhanced support by BD. How does BD at this stage determine that more complicated cases will be involved? Given the overall net decrease of 114 posts in BD, is there sufficient manpower to cope with the relevant work? What enhancement measures will BD take to ensure that the overall indicators are not affected by the complicated cases?

Asked by: Hon KAN Wai-mun, Carmen (LegCo internal reference no.: 50)

Reply:

- 1) The Buildings Department (BD) takes enforcement actions against actionable unauthorised building works (UBWs) by issuing removal orders to the concerned owners through large scale operations (LSOs) and by attending to public reports on a risk-based approach. The landslide incident at the Redhill Peninsula in 2023 revealed that UBWs in houses situated on slopes could pose public safety hazards and risks to surrounding slopes. In line with the risk-based approach, BD also selected some low-

rise buildings situated on slopes, which were reported to have UBWs and therefore posed higher risks, as target buildings for LSOs in recent years.

The numbers of target buildings selected and removal orders issued in **LSOs** from 2022 to 2026, broken down by whether the buildings are low-rise buildings (i.e. single-family houses of not more than three storeys, but excluding New Territories Exempted Houses), are tabulated below –

Number of target buildings selected	Year				
	2022	2023	2024	2025	2026
Low-rise buildings (removal orders issued) ⁽¹⁾	0 (0)	93 (92)	48 (46)	34 (0)	Selection of target buildings still in progress ⁽²⁾
Non-low-rise buildings (removal orders issued) ⁽¹⁾	90 (167)	2 (36)	42 (130)	56 (0)	

Note ⁽¹⁾: The number of removal orders issued for the target buildings selected for the corresponding year as at February 2026.

Note ⁽²⁾: As the selection of target buildings for 2026 is still in progress, a breakdown by whether the buildings are low-rise buildings is not yet available.

As removal orders are issued to owners, and each low-rise building involves fewer households, the number of removal orders issued per low-rise building is generally lower than that for non-low-rise buildings. BD takes this factor into account when preparing the estimated numbers of removal orders to be issued and UBWs to be identified.

In addition to LSOs, the actual/estimated number in 2025/2026 referred to in the question includes the removal orders issued arising from attending to public reports, some of which also involve low-rise buildings. However, BD does not keep statistics on whether the buildings issued with removal orders arising from public reports are low-rise buildings.

- 2) The indicator of buildings repaired/rectified/obvious danger removed under “dilapidated/dangerous buildings” includes buildings with orders issued against defective drainage systems. With funding from the Anti-epidemic Fund (AEF) ⁽³⁾, BD engaged consultancy firms in June 2020 to undertake a one-off special scheme to inspect the external drainage systems of all private residential or composite buildings exceeding three storeys (some 18 000 buildings) (the Inspection Scheme), and issued a large number of drainage repair/investigation orders against defective drainage systems identified under the Inspection Scheme in 2021 and 2022. As these orders were gradually complied with between 2022 and 2025, and given that the remaining non-compliant cases generally involve more complicated circumstances, BD expects a decrease in the number of buildings to be repaired/rectified in 2026.

As regards the Mandatory Building Inspection Scheme (MBIS), as the remaining non-compliant notices mostly involve more complicated cases, such as owners/owners’ corporations failing to reach a consensus, uncooperative owners, filing of appeals by owners against MBIS notices, practical difficulties encountered in complying with the

notices, requests for extension of time for compliance with the notices, and the need for assistance. These cases generally take a longer time to handle. Therefore, BD expects a decrease in the number of MBIS notices to be discharged in 2026.

BD will continue to adopt management measures and digitalisation with a view to enhancing efficiency through reprioritisation, internal redeployment, streamlining of work processes and application of technology. While the civil service is being further streamlined, BD will continue to deliver high-quality public services to citizens. For instance, BD's computer system was revamped in late 2025 with the development of the new Case Management and Reporting Platform to enable automatic generation of warning letters to owners failing to comply with statutory orders/notices, thereby reducing the manpower required for preparing such letters and facilitating efficient handling of enquiries regarding statutory orders/notices through the electronic platform. BD will continue to review its work priorities and enforcement strategies, making targeted adjustments as necessary, so as to allow for more flexible deployment of manpower resources to cope with various service demands.

Note⁽³⁾: The funding for the Special Inspection Scheme under the AEF is outside the scope of the Appropriation Bill or the estimates of the General Revenue Account.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)211

(Question Serial No. 3629)

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

Question:

It is learnt that the Buildings Department has ceased further appointment of about 60 non-civil service contract staff since November last year, including professional and technical staff such as structural engineers and building surveyors. Among those not offered further appointment, what were the numbers of frontline professional and technical staff (such as structural engineers and building surveyors) involved in the Mandatory Building Inspection Scheme and Mandatory Window Inspection Scheme? Will this affect the progress in handling backlog cases and issuing new notices?

Asked by: Hon LAU Man-kwan, Julia (LegCo internal reference no.: 18)

Reply:

Since November 2025, three contract professional and technical staff involved in the Mandatory Building Inspection Scheme and Mandatory Window Inspection Scheme were not further appointed upon completion of their contracts. The Buildings Department (BD) will continue to review its overall operational needs and available resources to determine staffing arrangements, and expects to continue the appointment of some non-civil service contract staff and staff under the Post-retirement Service Contract Scheme.

Meanwhile, BD will continue to adopt management measures and digitalisation with a view to enhancing efficiency through reprioritisation, internal redeployment, streamlining of work processes and application of technology. While optimising the utilisation of manpower, BD will continue to deliver high-quality public services to citizens. For instance, BD's computer system was revamped in late 2025 with the development of the new Case Management and Reporting Platform to enable automatic generation of warning letters to owners failing to comply with statutory notices, thereby reducing the manpower required for preparing such letters and facilitating efficient handling of enquiries regarding statutory notices through the electronic platform.

CONTROLLING OFFICER'S REPLY

DEVB(PL)212

(Question Serial No. 3671)

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

Question:

Has the Government considered conducting a comprehensive review of the existing mechanism, with a view to addressing the issue of unauthorised building works in buildings in Hong Kong more effectively? If yes, what are the details? If not, what are the reasons?

Asked by: Hon TANG Ming-sum, Michelle (LegCo internal reference no.: 3)

Reply:

The Government proposed legislative amendments to the Buildings Ordinance (Cap. 123) in early 2025, including rationalising the policy for handling unauthorised building works (UBWs). The Government will adopt a pragmatic and facilitating approach in handling “minor UBWs”, such as adding more building works relating to people’s daily lives and of low risk as Designated Exempted Works items, and relaxing the requirements for existing items; and extending the scope of urban validation schemes to allow more “minor UBWs” erected before the enactment of the amendment ordinance to be retained and not subject to removal after being validated as safe. The Government will also re-launch the administrative reporting scheme for New Territories Exempted Houses implemented in 2012, with a one-year reporting period commencing on 1 April 2026. On the other hand, the Government will focus enforcement resources on enhancing enforcement effectiveness against serious UBWs, and propose to tackle such UBWs by increasing penalties, lowering the prosecution threshold and introducing new offences, etc. The Government’s target is to introduce the amendment bill into the Legislative Council for scrutiny as soon as possible in the second half of 2026.

- End -