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Replies to supplementary questions raised by Legislative Council Members in Examining the Estimates of Expenditure 2026-27

Controlling Officer : Director of Buildings

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CONTROLLING OFFICER'S REPLY**S-DEVB(PL)005****(Question Serial No. S021)**Head: (82) Buildings DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (1) Buildings and Building WorksControlling Officer: Director of Buildings (HO Chun Hung)Director of Bureau: Secretary for DevelopmentQuestion:

Will the Government provide, in the form of the table below, the total numbers of private buildings aged 30 years or above which have not yet been selected by the Buildings Department (BD) and have not yet been issued with notices under the Mandatory Building Inspection Scheme (notices):

| | Number of private buildings by building age (approx.)⁽¹⁾ | | | |
|---|--|--------------------|------------------------------|--------------|
| | 30-39 years | 40-49 years | 50 years or above | Total |
| (a) Private buildings selected by BD but not yet issued with notices, and those selected by BD and issued with notices | 250 | 2 150 | 6 800 | 9 200 |
| (b) Private buildings not yet selected by BD and not yet issued with notices | | | | |
| (c) Total [(a)+(b)] | | | | (2) |

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

Note ⁽²⁾: The total number is equal to the number of private buildings given in reply (1).

Asked by: Hon HUNG Kam-in

Reply:

It is the primary responsibility of owners to maintain their properties in good condition. Owners should carry out timely inspection and maintenance of their properties on their own.

Under the Mandatory Building Inspection Scheme (MBIS), buildings do not automatically become high-risk and warrant the issuance of MBIS notices upon reaching 30 years of age. Statistics indicate that buildings of a lower age (50 years or below), as well as those with a property management company, generally exhibit better condition and maintenance. MBIS mainly targets older buildings with poor building management and condition for the issuance of MBIS notices.

As at the end of 2025, there were about 20 900 buildings aged 30 years or above that were eligible for MBIS. The Buildings Department (BD) selected about 9 200 buildings as target buildings under MBIS on a risk-based approach (including those that were demolished after the issuance of notices). The numbers of private buildings eligible for MBIS, broken down by building age and whether they have been selected as target buildings by BD, are tabulated below –

| | Number of private buildings⁽²⁾ eligible for MBIS⁽¹⁾ (approx.) | | | |
|---|--|------------------------|------------------------------|--------------|
| | 30-39 years | 40-49 years | 50 years or above | Total |
| (a) Private buildings selected by BD but not yet issued with notices, and those selected by BD and issued with notices | 250 | 2 150 | 6 800 | 9 200 |
| (b) Private buildings not yet selected by BD and not yet issued with notices | 5 350 | 3 050 | 3 300 | 11 700 |
| (c) Total [(a)+(b)] | 5 600 | 5 200 | 10 100 | 20 900 |

Note ⁽¹⁾: Excluding domestic buildings of three storeys or below.

Note ⁽²⁾: The number of private buildings includes target buildings that were demolished after the issuance of notices.

- End -

CONTROLLING OFFICER'S REPLY**S-DEVB(PL)006****(Question Serial No. S023)**

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:

Among the sub-divided flats inspected in the past three years, how many were inspected by attending to reports, and how many were inspected as target buildings?

Asked by: Hon LAM Siu-lo, Andrew

Reply:

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 attending to public reports.

The numbers of SDFs inspected by BD in the past three years, including those inspected by attending to reports and through large scale operations (LSOs), are tabulated below –

| Year | 2023 | 2024 | 2025 |
|--|-------------|-------------|-------------|
| Total number of SDFs inspected ^(Note) | 1 719 | 1 630 | 1 689 |
| Number of SDFs inspected by attending to reports | 1 097 | 995 | 1 101 |
| Number of SDFs inspected through LSOs | 622 | 635 | 588 |

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