

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Head : 82 Buildings Department Subhead (No. & title) :

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

What new measures will the Department adopt to further improve the efficiency and cost-effectiveness of its enforcement actions against illegal building works, hygiene blackspots and defective drainage in private buildings, and in particular, to reduce the number of outstanding orders?

Asked by : Hon. SHEK Lai-him, Abraham

Reply :

We will continue to adopt measures to improve the efficiency and cost-effectiveness of our enforcement actions against illegal building works, hygiene blackspots and defective drainage in private buildings. These measures include :

- (a) deploying additional resources to speed up enforcement actions;
- (b) enhancing the monitoring of the progress of enforcement action through the use of BD's computer systems; and
- (c) revamping outsourced contract conditions to ensure that contractors helping with UBW enforcement would provide better quality services.

To reduce the number of outstanding removal orders involving unauthorised building works (UBW), we have deployed additional resources and set performance targets to speed up the clearance of long outstanding removal orders. We have also stepped up prosecution action against those owners who are in default of such orders. We instigated over 1,600 prosecutions in 2004 and have set a target to instigate 3,000 prosecutions in 2005 to enforce outstanding orders.

To safeguard public safety, where the owners' corporation or building owners of a building have difficulties in organising themselves to carry out building repairs, e.g. drainage works in hygiene blackspots, we have adopted the proactive "repair first and recover costs later" approach by mobilising the government contractors to carry out the necessary repairs.

With the coming into operation of the Buildings (Amendment) Ordinance 2004 in late December last year, we will issue and register with the Land Registry warning notices against unauthorized building works which do not warrant priority enforcement action so as to encourage building owners to remove them voluntarily. The increased penalty for various offences will also help deter owners from not complying with repair and removal orders issued by the department.

We have also stepped up publicity to impress upon building owners their responsibility in properly maintaining their own buildings.

Signature	_____
Name in block letters	_____ Marco WU
Post Title	_____ Director of Buildings
Date	_____ 4 April 2005

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