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Panel on Development

Meeting on 23 February 2010

Background brief on unauthorized building works

Purpose

This paper provides background information on the Administration's policy on and measures in combating unauthorized building works (UBWs).

Background

Definition of unauthorized building works

2. According to the Administration, any additions or alternations to buildings without the prior approval of the Building Authority are regarded as UBWs, examples of which include metal cages, air-conditioning cooling towers, canopies, flat roof structures, rooftop structures, subdivision of flats, structural alternations and drainage connections. All UBWs are liable to be demolished.

Approval and consent for building works

3. According to the Buildings Ordinance (Cap. 123), any person intending to carry out building works (new building works or alterations and additions works) is required to appoint an authorized person, and where necessary, a registered structural engineer, to prepare plans for the approval of the Buildings Department (BD). Consent from BD is required for commencing the building works. A registered contractor should also be employed to carry out the approved works. Certain minor building works which do not involve the structure of a building may be carried out without prior approval from the Government.

Major problems with unauthorized building works

4. UBWs have created safety and hygiene problems. The major problems associated with UBWs include –
- (a) constituting structural or fire risks endangering the safety of life or property; the chaotic situation caused by UBWs obstructing fire escape routes may also lead to high casualties in case of fire;
 - (b) bringing about health nuisance or causing inconvenience to the public, such as water seepage and obstruction to light and air;
 - (c) leading to deterioration of the environment, such as pollution of watercourses by unauthorized discharge of trade effluents, accumulation of rubbish on UBWs and unpleasant appearance of UBWs; and
 - (d) rendering good building management difficult -- UBWs often obstruct routine maintenance as well as major repairs to a building.

Enforcement policies and measures

5. The Administration has been adopting a multi-pronged approach comprising legislative measures, technical assistance, financial subsidy schemes and enforcement to provide a safe and quality built environment.

6. Since 1999, BD has launched large-scale UBWs clearance operations called "Blitz" aiming to clear up UBWs mainly on external walls. BD has been adopting this approach for major clearances, particularly those items on the external walls of buildings ranging from 20 to 40 years old and some on podiums and rooftops or in yards and lanes. Such clearances have a target of handling 1 000 buildings each year.

7. Since November 2000, BD has also launched a Co-ordinated Maintenance of Buildings Scheme (CMBS) in various districts to co-ordinate other relevant departments to survey target buildings and determine the scope and nature of improvement works required so as to ensure efficiency and cost-effectiveness. Besides BD, departments which have joined CMBS include Home Affairs Department, Fire Services Department, Electrical and Mechanical Services Department, Food and Environmental Hygiene Department and Water Supplies Department. Starting from 2005, BD has also invited the Hong Kong Housing Society (HKHS) to provide free advice to the participating owners. The departments joining the CMBS provide assistance to owners and owners' corporations (OCs) to pursue the required building improvement works and, where necessary, initiate joint enforcement actions.

8. The Financial Secretary announced in his 2000-2001 Budget Speech that the Administration would provide \$90 million over the next three years to launch a large-scale operation to clear UBWs on the external walls of buildings and unauthorized rooftop structures. In February 2000, the Administration set up a task force under the then Planning and Lands Bureau to formulate a comprehensive strategy for building safety and timely maintenance. From November 2000 to March 2001, extensive consultations were made with the Legislative Council, the Land and Building Advisory Committee, all 18 District Councils, professional and representative bodies, and OCs and similar associations.

9. BD promulgated in April 2001 the "Enforcement Policy against UBWs" and has re-focused its priorities and broadened the scope for enforcement action against UBWs in Hong Kong. The policy recognizes that resources are not unlimited and seeks therefore to achieve the dual purpose of protecting public safety and containing the problem of UBWs. BD gives priority to the removal of the following types of works --

- (a) items constituting obvious or imminent danger to life or property;
- (b) new items¹, irrespective of the date of completion of the building where they have been carried out;
- (c) items in or on buildings, on podiums and rooftops, in yards and lanes (including unauthorized site formation works) constituting a serious hazard or a serious environmental nuisance, as determined by the Building Authority;
- (d) major individual items;
- (e) items in or on individual buildings with extensive UBWs;
- (f) items identified in buildings or groups of buildings targeted for large-scale operations or maintenance programmes; and
- (g) unauthorized alterations to or works in environmentally friendly features of a building (e.g. balconies, sky or podium gardens) for which exemption from calculation of gross floor area has been granted by the Building Authority.

10. Since 2001, BD has been hiring consultants to assist in the inspection and administrative work related to the removal of UBWs. Teams of consultants

¹ According to BD, the following measures are adopted to monitor and verify new UBWs –

- (a) aerial photos are used to identify new UBWs on rooftops;
- (b) record photos of buildings are kept for verifying the status of new UBWs; and
- (c) results of enquiries and circumstantial evidence.

would perform regular patrol duties and carry out inspections within 48 hours upon receipt of reports from the public. BD has also formulated performance pledges in respect of monitoring building safety and tackling UBWs, details of which are in **Appendix I**. Starting from 2006-2007, BD has been allocated a total of \$830 million over a period of five years for enhancing building safety, including the removal of 180 000 UBWs.

11. In summary, BD has been adopting a multi-pronged approach in handling UBWs over the years, including immediate removal of dangerous and new UBWs, identifying about 1 000 target buildings for the annual large-scale operations to remove UBWs on external walls, and enhancing public awareness on the problems of UBWs and owners' responsibilities to safeguard building safety through publicity and education programmes. BD would continue to adopt the annual target of removing not less than 40 000 UBWs.

Penalties

12. For UBWs within the types of works in paragraph 9 above, BD will issue a removal order to the owner concerned. If the order is not complied with, the demolition work will be carried out by a Government contractor and the owner will be billed for all costs plus a supervision charge. BD will initiate prosecution against an owner if the owner fails, without reasonable excuse, to comply with the removal order on or before the specified deadline. The owner concerned is, on conviction, liable to a maximum penalty of a fine of \$200,000 and imprisonment for one year, and to a further fine of \$20,000 for every day during which the offence continues. The order will also be recorded in the Land Registry and, if the property is mortgaged, the financial institution concerned will be notified.

13. As for other UBWs which are not priority removal items, BD would issue a warning notice to the owner as appropriate. Should the owner fail to remove the UBWs before the specified period of time, BD would register the WN against the title of the subject premises in the Land Registry and would deregister it only after the UBWs in question are completely removed.

14. If BD receives a complaint about UBWs in progress and confirms after investigation that there are building works in the common parts of the buildings not approved by BD, it will send an advisory letter to the concerned owners/occupiers advising them to cease the unauthorized works. Any party not responding to BD's advisory letters will be served with statutory orders.

15. In addition, with an aim to stop proliferation and persistence of UBWs, the Administration has amended the Buildings Ordinance with effect from 31 December 2004 to upgrade advisory letters to statutory warning notices registrable against the title, and to impose heavier penalties for offences relating to UBWs.

Advice and financial assistance

16. It has been the Government's policy to encourage and assist OCs to properly maintain their own buildings, including the removal of UBWs. District Offices and the Property Management Advisory Centres of HKHS organize workshops, training courses and seminars on building management and maintenance. They help owners and OCs understand their powers and responsibilities and advise them on matters relating to building management and maintenance.

17. In terms of financial assistance, BD, HKHS and the Urban Renewal Authority offer various loans and subsidy packages, and provide financial and technical support to those OCs in need of assistance to repair and maintain their buildings, including the removal of UBWs. Some of these financial assistances include --

- (a) Building Safety Loan Scheme -- a \$700 million fund to meet all practical requirements for improving the safety and maintenance of private buildings;
- (b) Building Maintenance Grant Scheme for Elderly Owners -- with a funding of \$1 billion, the scheme provides a maximum of \$40,000 to elderly owner occupiers to carry out repair and maintenance works to their buildings or premises; and
- (c) Operation Building Bright -- with a total funding of \$2 billion, the operation will provide subsidies to some 2 000 buildings for maintenance works, including the removal of UBWs.

Key figures

18. According to the Administration, during the period of 2001 to 2009, 379 510 UBWs, illegal rooftop structures in 5 339 single-staircase buildings and 20 345 abandoned signboards on external walls had been removed. During 2009, 25 102 reported cases of UBWs were received. A total of 31 453 removal orders and 4 957 advisory letters requiring their removal were issued, with 23 499 and 376 compliances respectively. The UBWs removed totalled 42 425. Prosecutions of offenders for failing to comply with removal orders totalled 3 063 and a total of 2 207 convictions were recorded.

19. To tackle the problem of existing UBWs, BD continued its "Blitz" clearance operations, demolishing in one go all UBWs including large glass panel external walls, large television screens, large signboards and UBWs on cantilevered slab balconies in some 1 202 buildings in 2009. The programme to remove illegal rooftop structures on single-staircase buildings also continued, with illegal rooftop structures on 130 such buildings removed in 2009. To raise

community awareness of liability issues caused by UBWs, BD issued 7 638 statutory warning notices for registration against property title in respect of UBWs.

Council questions

20. Members have raised questions on the subject of UBWs at previous Council meetings, seeking information on the number of buildings with UBWs, the progress of removing UBWs, statistics on existing and newly erected UBWs, and enforcement actions taken such as the number of removal orders issued, the number of prosecutions/convictions and the penalties imposed. The questions and the Administration's replies are in **Appendix II**.

Latest development

21. The Administration proposes to brief the Panel on 23 February 2010 on the latest progress of enforcement action against UBWs and the way forward.

Relevant papers

22. A list of the relevant papers with their hyperlinks is in **Appendix III**.

Council Business Division 1
Legislative Council Secretariat
19 February 2010

Appendix I

BD's performance pledges in respect of monitoring building safety and tackling UBWs

<u>Service</u>	<u>Performance Pledge</u>
24-hour service for emergencies (including UBWs or other emergencies)	
• During office hours	
1. In urban areas	Inspect within 1.5 hours
2. In new towns in the New Territories	Inspect within 2 hours
3. In other areas in the New Territories	Inspect within 3 hours
• Outside office hours	
1. In urban areas and new towns in the New Territories	Inspect within 2 hours
2. In other areas in the New Territories	Inspect within 3 hours
Investigation into non-emergency reports	
- UBWs under construction	Inspect within 48 hours
- Existing UBWs on external walls	Screen and inspect within 30 days
- Other UBWs	Screen and inspect within 50 days

**Written question raised by Hon Albert HO
on "Unauthorized Building Works"
at the Legislative Council meeting on 12 December 2007
and the Administration's reply**

Question:

The Court of Final Appeal recently ruled, in respect of a compensation claim arising from an accident involving unauthorised building works ("UBWs") fallen from a building, that the owners' corporation ("OC") of the building concerned was liable for compensation. In this connection, will the Government inform this Council:

(a) of the current total number of buildings with UBWs in Hong Kong, and among them, the number of buildings for which OCs have been formed and which have third party insurance taken out for their common parts (including the parts with UBWs);

(b) when individual owners ignore the requests of OCs or the Buildings Department ("BD") for the removal of UBWs, what powers OCs may exercise and duties OCs must discharge to protect themselves against the liability for compensation for accidents caused by those UBWs; and

(c) of the progress of removing UBWs from buildings by BD (including the numbers of warning letters and removal orders issued as well as the number of UBWs removed in each of the past three years), and whether it will expedite the removal of certain UBWs next year; if so, of the details?

Reply:

Madam President,

Unauthorised building works (UBWs) in buildings is a complex issue, involving two major policy areas, namely building management and building safety. The Home Affairs Bureau (HAB) and the Home Affairs Department are responsible for Hong Kong's building management policies, formulating legislation relating to building management, and providing advice on and assistance in building management for owners. The Development Bureau (DEVB) and the Buildings Department (BD) are responsible for building safety policies, formulating the related legislation and taking enforcement actions to remove UBWs.

The following is the reply of the two policy bureaux to the three-part question:

(a) Given the prevalence of UBWs, the Government does not have the exact statistics of existing private buildings with UBWs in Hong Kong. According to the estimate of 2000, there were about 800 000 UBWs in Hong Kong at that time. Since the launch of strengthened and systematic enforcement action against UBWs in 2001, the BD has endeavoured to curb the emergence of new UBWs and removes about 40 000 UBWs every year. Therefore, we estimate that at present there are still about 520 000 UBWs in Hong Kong.

Currently, there are about 40 500 private buildings in Hong Kong. According to the statistics of the HAB, 15 578 buildings have formed owners' corporations (OCs). Among these buildings, 13 806 buildings (i.e. 88%) have taken out third party insurance. Nevertheless, as the scope, items and terms covered by insurance policies are agreements between the insurance companies and the relevant OCs, the Government does not have the statistics on whether the parts of buildings with UBWs are covered in those third party insurance policies.

(b) An OC is a body corporate with independent corporate status and power. The Building Management Ordinance empowers an OC to act on behalf of the owners in managing the common parts of the buildings. At a meeting of an OC, any resolution may be passed with respect to the control, management and administration of the common parts or the renovation, improvement or decoration of those parts and any such resolution shall be binding on the management committee and all the owners.

In addition, a member of a management committee and any other authorised person may, on reasonable notice to the owner or occupier thereof, enter a flat at any reasonable time for the purpose of inspecting, repairing, maintaining or renewing any common parts in the flat, or any other objects in the flat which may affect adversely the common parts or other owners, and abating any hazard or nuisance which may adversely affect the common parts or other owners.

The Ordinance also provides that any costs incurred by the management committee in connection with the exercise by it of the above powers conferred shall be recoverable by the corporation as a civil debt from the owner of the flat in respect of which such costs were incurred.

(c) After extensive consultation, the BD announced in 2001 the "Enforcement Policy against UBWs" to handle UBWs in Hong Kong. For UBWs that are of high priority, including UBWs constituting obvious or imminent danger to life or property, new UBWs and UBWs constituting a serious hazard or environmental nuisance, the BD will issue to the owner a removal order requiring him to remove the UBWs in question or he is liable to prosecution.

As for the types of UBWs which do not belong to the category of priority demolition, the BD will issue a "warning notice" (WN) to the owner as appropriate. Should the owner fail to remove the UBWs before the specified period of time, the BD will register the WN against the title of the subject premises in the Land Registry and will deregister it only after the UBWs in question are completely removed.

The progress of enforcement actions taken by the BD over the past three years is as follows:

The BD issued 25 007 and 32 711 removal orders in 2005 and 2006 respectively. In the first 10 months of this year, a total of 28 984 removal orders were issued. As for warning notices, the number stood at 2 184 in 2005, 8 498 in 2006 and 7 098 in the first 10 months of this year.

Through the BD's enforcement actions against UBWs, a total of 40 365, 48 479 and 44 197 UBWs were removed in 2005, 2006 and the first 10 months of 2007 respectively.

Since the implementation of the current enforcement policy in 2001/02, the Government has further allocated more than \$1.3 billion to the BD for taking enforcement actions against UBWs and enhancing building safety. In the light of its past enforcement experience and manpower requirements, the BD will maintain the annual target of removing not less than 40 000 UBWs in future. The BD will be provided with adequate resources to continue with its multi-pronged approach in handling UBWs, including immediate removal of dangerous and new UBWs, annual large-scale operations to remove existing UBWs, and enhancing the public's awareness of problems of UBWs and their responsibilities as owners through publicity and education programmes.

Following the existing enforcement policies, the BD will conduct reviews from time to time to step up enforcement actions for specific types of UBWs. For example, the BD has, since 2006, intensified the demolition of unauthorised mounting of large glass panels on the external walls of buildings and large signboards to ensure public safety. The BD will continue to take vigorous enforcement actions in the future.

Thank you, President.

**Written question raised by Dr Hon YEUNG Sum
on "Unauthorized Building Works"
at the Legislative Council meeting on 16 January 2008
and the Administration's reply**

Question:

Will the Government inform this Council:

(a) each year from 2005 to the first 10 months of 2007, of the number of unauthorised building works ("UBWs") newly erected, and the number of new UBWs among the UBWs removed;

(b) among the cases in which removal orders were issued during the above period, of the number of cases each year in which the owners concerned removed the UBWs in question on their own before the specified deadlines; regarding the cases of non-compliance of the removal orders, of the respective numbers of cases in which prosecution or no prosecution has been brought against the owners concerned, and the number of convicted cases and the penalties imposed;

(c) among the cases in which warning notices were issued during the above period, of the respective numbers of cases each year in which the owners concerned removed the UBWs in question on their own before the specified deadlines and those cases in which the Buildings Department ("BD") registered the warning notices against the title of the subject premises in the Land Registry ("LR"), and the current number of the latter cases; and

(d) given that currently, members of the public are not able to check, free of charge, from LR's web page if there is a record of the above registration of a warning notice against the title of a particular premises or unit, whether the authorities will consider providing such additional service to allow members of the public to check from that web page, free of charge, such records and the list of the 1 000 target buildings identified for BD's annual large-scale operation to remove UBWs?

Reply:

Madam President,

The Buildings Department (BD) is committed to tackling unauthorised building works (UBWs) in private buildings in Hong Kong, and adopts a multi-pronged approach to reduce the number of UBWs, including the removal of dangerous and new UBWs; selecting target buildings for annual large-scale operations to remove UBWs on external walls; and enhancing public awareness

of the problems and risks of UBWs and owners' responsibilities to ensure building safety through publicity and education programmes.

The reply to the four-part question is as follows:

(a) As the number of UBWs in Hong Kong is large, the BD does not have the exact annual statistics of new UBWs. In the past three years, there were on average over 1 000 new UBWs removed by the BD annually. The numbers of UBWs (including new UBWs) removed in 2005, 2006 and the first 10 months of 2007 in BD's enforcement actions are shown in Annex 1.

(b) The BD will initiate prosecution against an owner if he fails, without reasonable excuse, to comply with the removal order issued by the BD on or before the specified deadline. He is, on conviction, liable to a maximum penalty of a fine of \$200,000 and imprisonment for one year, and to a further fine of \$20,000 for every day during which the offence continues. The numbers of removal orders issued and prosecutions initiated by the BD in 2005, 2006 and the first 10 months of 2007 are shown in Annex 2.

(c) As for the types of UBWs which do not belong to the category of priority demolition, the BD will issue warning notices (WNs) to owners as appropriate. The numbers of WNs issued by the BD against UBWs in 2005, 2006 and the first 10 months of 2007 are shown in Annex 3.

(d) Flat owners or the owners' corporation of the UBWs concerned will receive the original copies of the WNs issued by the BD. A copy of the WNs will also be sent to the Land Registry (LR) for registration. Members of the public can, through the counter or online search service of the LR and upon payment of a fee of \$10 per search, obtain the land record of an individual flat and check whether there is any WN concerning UBWs registered against the flat. The BD does not provide through the internet the list of target buildings in the annual large-scale removal operations.

Annex 1

**Numbers of UBWs (including new UBWs) removed
in 2005, 2006 and the first 10 months of 2007
in BD's enforcement actions**

	2005	2006	2007 (first 10 months)
UBWs removed in BD's enforcement actions (bracketed figures are numbers of new UBWs)	40 365 (1 055)	48 479 (1 033)	44 197 (1 081)

**Numbers of removal orders issued and prosecutions
initiated by the BD in 2005, 2006 and
the first 10 months of 2007**

	2005	2006	2007 (first 10 months)
Removal orders issued	25 007	32 711	28 984
Removal orders complied with (bracketed figures are numbers of cases in which owners removed UBWs voluntarily)	19 813 (17 413)	21 757 (20 097)	6 391* (5 702)
Cases of prosecution**	2 962	3 042	2 368
Number of cases heard by court resulting in convictions **	1 862	1 997	1 847
Total penalties imposed by court	about 8 million	about 7.8 million	about 6.5 million

Note (*): It may take a longer time to, depending on complexity, organise and complete building maintenance and removal works. The removal works of many of the cases in which removal orders were issued in 2007 are still under preparation or in progress. Also, there are some cases in which removal works were completed and are pending inspection and confirmation by the BD.

Note(**): The cases in which prosecutions have been initiated in a year may not be related to the removal orders issued in the same year. Some of them may be follow-up cases related to removal orders issued in previous years. Also, for some removal orders, as the owners are arranging for removal works or are appealing against the removal orders, the BD will hold off prosecution actions for the time being.

Annex 3

**Number of Warning notices (WNs) issued by the BD
against UBWs in 2005, 2006 and
the first 10 months of 2007**

	2005	2006	2007 (first 10 months)
WNs issued	2 184	8 498	7 098
WNs complied with (UBWs removed by owners voluntarily)	376	656	336
WNs registered with Land Registry*	1 680	6 860	3 682

Note(*): If an owner, upon receipt of a WN, indicates that he is prepared to arrange on his own for removing the UBWs concerned, or that he will appeal against the WN, the BD will hold off registering the WN with the Land Registry.

According to the statistics of the BD, the current number of cases in which WNs have been registered is 9 733.

**Written question raised by Hon LEE Wing-tat
on "Removal of Unauthorized Building Works"
at the Legislative Council meeting on 16 January 2008
and the Administration's reply**

Question:

Regarding the removal of unauthorised building works ("UBWs"), will the Government inform this Council:

(a) among some 520 000 UBWs at present, of the respective numbers of new UBWs, UBWs constituting obvious danger to life or property, UBWs constituting a serious health hazard or environmental nuisance and UBWs which do not belong to the category of priority removal, and the districts in which the various types of UBWs are mainly located;

(b) whether it will consider allocating additional resources to remove more UBWs each year, with a view to removing within five years all UBWs with high priority for removal;

(c) given that the Government has already outsourced the inspection and administrative work of large-scale clearance operations, whether the Government has assessed the effectiveness of outsourcing the above work in enhancing the enforcement actions against UBWs, and whether it will consider outsourcing more of such work, so as to further expedite the progress of removing UBWs;

(d) whether, in the past five years, the authorities had assisted owners' corporations ("OCs") in exercising the powers conferred by law to remove by OCs UBWs found in their buildings, and then recover the costs so incurred as civil debts from the owners concerned; if so, of the number of such cases and the results of debt recovery; if not, the reasons for that; and

(e) whether the Buildings Department ("BD") will make a performance pledge that it will, within specified periods, categorise the UBWs cases reported to BD by OCs, issue removal orders in respect of UBWs with high priority for removal, and issue warning notices in respect of other UBWs as well as register such notices against the title of the subject premises in the Land Registry?

Reply:

Madam President,

The Buildings Department (BD) does not have the exact statistics of existing unauthorised building works (UBWs) in Hong Kong. Since the launch of the strengthened and systematic programme against UBWs in 2001, the BD has

endeavoured to curb the emergence of new UBWs and removes about 40 000 UBWs every year. After several years of action, the BD estimates that at present there are still about 520 000 UBWs in Hong Kong.

The reply to the five-part question is as follows:

(a) The BD estimates that there are currently about 520 000 UBWs in Hong Kong, but does not have detailed breakdown figures. If the BD identifies any new UBWs, UBWs posing obvious danger to life or property, or UBWs constituting a serious health hazard or environmental nuisance, the Department will immediately take enforcement actions so as to safeguard public safety and health.

(b) Since the implementation of the current enforcement policy in 2001/02, the Government has further allocated more than \$1.3 billion to the BD for taking enforcement actions against UBWs and enhancing building safety. In the light of its past enforcement experience, the BD will maintain the annual target of removing not less than 40 000 UBWs in the future. The BD will be allocated adequate resources to perform the task. The Department will continue with its multi-pronged approach in handling UBWs, including immediate removal of dangerous and new UBWs, identifying target buildings for the annual large-scale operations to remove UBWs on external walls, and enhancing public awareness on the problems of UBWs and owners' responsibilities to safeguard building safety through publicity and education programmes.

(c) Under the outsourcing arrangements adopted since 2001, the BD has hired consultants to assist in the inspection and administrative work related to the demolition of UBWs. Up to 2007, through the outsourcing arrangements, a total of about 9 000 target buildings of large-scale removal operations have been inspected and about 280 000 UBWs have been removed. The BD considers the progress appropriate. The BD will review from time to time the modus operandi and mode of outsourcing arrangement with a view to enhancing the efficiency of action. Nevertheless, the BD has no intention to increase the proportion of outsourcing work at present. As mentioned above, the BD will continue to adopt the annual target of removing not less than 40 000 UBWs in future and will make use of the outsourcing arrangement to assist in handling the problem.

(d) The Government has all along been encouraging and assisting owners' corporations (OCs) to properly maintain their own buildings, including the removal of UBWs. District Offices and the Property Management Advisory Centres of the Hong Kong Housing Society (HKHS) organise workshops, training courses and seminars on building management and maintenance. They help owners and OCs to understand the powers and responsibilities conferred under the Building Management Ordinance and advise on matters relating to building management. Also, the BD, the HKHS and the Urban Renewal Authority offer various loans and subsidy packages, and provide financial and

technical support to help those OCs in need of assistance to maintain their buildings, including the removal of UBWs. Whether OCs would claim removal charges subsequently from the owners concerned by way of civil debt is up to the individual OCs. The Government does not have the number of such cases and information on the result of such claims.

(e) The BD has formulated the performance pledges in respect of monitoring building safety and tackling UBWs as shown in Annex (*please refer to Appendix I of this brief for the performance pledges*).

After carrying out screening and inspections, the BD will, as soon as possible, in accordance with the existing policy against UBWs, issue removal orders against UBWs which belong to the category of priority demolition and Warning Notices (WNs) to UBWs which fall outside the category of priority demolition. There are numerous types of UBWs and the scale and number involved in various cases are different. The time required to handle them varies. As such, the BD has not made any performance pledges in respect of time required for issuing removal orders and WNs, and registering WNs with the Land Registry.

Unauthorized building works

List of relevant papers

Council/Committee	Date of meeting	Paper
Council meeting	12 December 2007	An oral question on "Unauthorized building works" raised by Hon Albert HO and the Administration's reply http://www.info.gov.hk/gia/general/200712/12/P200712120181.htm
Council meeting	16 January 2008	A written question on "Unauthorized building works" raised by Dr Hon YEUNG Sum and the Administration's reply http://www.info.gov.hk/gia/general/200801/16/P200801160184.htm
Council meeting	16 January 2008	A written question on "Removal of unauthorized building works" raised by Hon LEE Wing-tat and the Administration's reply http://www.info.gov.hk/gia/general/200801/16/P200801160177.htm