

香港特別行政區政府

The Government of the Hong Kong Special Administrative Region

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22 June 2011

Ms Annette LAM

Clerk to Establishment Subcommittee, Legislative Council

3/F, Citibank Tower, 3 Garden Road

Hong Kong

Dear Ms Lam,

Establishment Subcommittee meeting on 8 June 2011

Re-organisation of Buildings Department for Implementation of Package of Measures to Enhance Building Safety (Third Discussion Item)

Administration's Response to Follow-up Issues

In the captioned meeting of the Establishment Subcommittee to discuss the re-organisation of Buildings Department (BD) for implementation of package of measures to enhance building safety, the Chairman of the Subcommittee requested that details of the estimated non-directorate manpower, the expected workload and the timetable for taking forward the various new building safety initiatives (detailed in paragraphs 4(a) to (f) in the discussion paper) be provided as reference information for the first discussion item of the Finance Committee meeting on 24 June 2011 (i.e. Recommendation of the Establishment Subcommittee made on 8 June 2011). In response to the Subcommittee's request, I am pleased to provide the information below.

Additional Manpower Resources for the New Building Safety Initiatives

Apart from the proposed changes to the directorate establishment of the BD, the non-directorate establishment of BD will be strengthened by 176 civil service posts to support the implementation of the package of measures to

enhance building safety. On top of the above, BD intends to engage about 140 contract staff for the same purpose as well as retain its existing contract staff.

Of these additional staffing resources, 149 civil service staff and 135 contract staff will be deployed to support the new building safety and maintenance programme. This includes the Mandatory Building Inspection Scheme (MBIS), Mandatory Window Inspection Scheme (MWIS), unauthorised building works (UBWs) removal programme, large scale operations (LSOs) against UBWs and dilapidated buildings, Minor Works Control System (MWCS) as well as the proposed Signboard Control System (SCS). The creation of the 149 civil service posts will bring about an additional notional annual salary cost at mid-point of \$59,389,000, while the full annual average staff cost, including salaries and staff on-cost, will be \$108,729,000. As for the 135 contract staff planned to be engaged by BD, the total annual staff cost will stand at \$41,938,000.

27 civil service staff and seven contract staff will be deployed to strengthen other areas, including public education and publicity programmes as well as other support services. The creation of these 27 posts will bring about an additional notional annual salary cost at mid-point of \$9,278,000, while the full annual average staff cost, including salaries and staff on-cost, will be \$15,751,000. As regards the seven contract staff, the total annual staff cost will stand at \$2,926,000.

In addition to the above manpower enhancement, BD will procure consultancy services related to the department's general building safety and maintenance enforcement programmes, such as to assist in the various LSOs and removal programmes against certain types of UBWs. The estimated provision involved is \$63,000,000 per annum. BD is also making arrangements to engage external consultants to conduct a stocktaking exercise of UBWs in Hong Kong. The estimated provision involved is \$27,400,000 for a period of two years.

Expected Workload and Timetable for the New Building Safety Initiatives

Enhancing building safety is high on the Administration's agenda. The new building safety initiatives will be implemented swiftly, and some of them

have already been kick started. The MWCS was fully launched on 31 December 2010, while the new UBWs removal programmes came into effect on 1 April 2011. The LSOs to be conducted starting 2011-12 are also in progress. BD is making necessary arrangements, such as selection and prioritisation of target buildings. In addition, BD has already awarded a number of contracts for the UBWs stocktaking exercise. We expect to complete the exercise within a year. The expected workload for the above measures has already been included as the BD's performance targets in its Controlling Officer's Report for 2011-12. An extract of the relevant details is at the Annex.

In the coming year, the Administration will continue to work closely with the Legislative Council on the legislative work in relation to the MBIS, MWIS and SCS. We aim to implement the two mandatory schemes, which will involve 2 000 and 5 800 buildings respectively each year, within 2011-12 upon the enactment of the Buildings (Amendment) Bill 2010 and the related subsidiary legislation. For the SCS, we expect to receive some 10 000 validation submissions for unauthorised signboards and some 5 000 additional minor works submissions for the associated alteration and strengthening works annually. Our current aim is to launch the scheme within 2012.

Yours sincerely,



(Justin TO)

for Secretary for Development

c.c. Director of Buildings
(Attn: Mr AU Choi-kai)

Secretary for Financial Services and the Treasury
(Attn: Mr Tony KWOK)

Clerk to Finance Committee, Legislative Council
(Attn: Mrs Constance LI)

**Extracts of the Buildings Department's
Performance Targets for 2011**

Reports/Complaints Received

General reports from the public on UBWs attended to	30 000
General reports from the public on dilapidated buildings attended to	10 000
Reports attended to in relation to UBWs under construction	6 500
Emergency reports attended to under the 24-hour emergency service	1 000

Large Scale and Special Operations

Buildings targeted for repair and maintenance under Operation Building Bright	300
Buildings targeted for inspection and issue of repair/investigation orders	375
Buildings targeted for removal of unauthorised roof structures	780
Buildings targeted for rectification of irregularities associated with sub-divided flats	110
Advertisement signboards removed/ repaired	1 600

Enforcement Targets

Against UBWs

Warning notices issued	1 000
Removal orders issued	20 000
Prosecutions against failure to comply with removal orders	3 000
Unauthorised structures removed and irregularities rectified	40 000

Against dilapidated buildings

Repair/investigation orders issued	800
Buildings repaired	1 350

Against Sub-divided flats

Number of sub-divided flats inspected	1 320
Number of sub-divided flats rectified of irregularities	100

Minor Works Control System

Minor works submissions received	36 000
Household minor works items validated	1 000