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Date: 12/08/2011 12:34PM
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Subject: Fw: Staff consultation on proposed creation of a CPO post in the new Village House Section LC paper No. CB(1)524/11-12(01) & (2)

Dear Mr. Chui, DS of Buildings Department,

I would like to reply to you that Buildings Department Survey Officer Working Group (BDSOWG) and Technical Officer Working Group (BDTOWG) have **Strong Objection** to the creation of a CPO post handling Village House Section (VHS) in Buildings Department (BD).

On behalf of about 256 Survey Officers(Building) and 115 Technical Officers(Structural) serving in Buildings Department (about 40% of permanent staff in BD) and being the only recognised trade unions for technical staff in BD, we expressed our dissatisfaction to this consultation, in particular the consultation meeting held on 1 December 2011. In the meeting, we have not been advised of any solid information for the proposed set-up VHS including the scale of works, the manpower relocation and service level. We had clearly expressed that the formation of new created 40 staff in the VHS, if of a very low composition of technical staff, would absolutely be unable to commit the public expectation against UBW in Village Houses in NT.

We have listed the reasons of our objections:-

1. There are existing frameworks in BD handling NTEH/village houses. If existing policy is clear, technical supporting staff is sufficient and the management should be effective, we fail to see any benefit/ ground for creation of CPO, a directorate post, at the expenses of public money.
2. The deadline of BD staff consultation is 15 December but the Paper would be discussed in LegCo on 8 December 2011. In this regard, we are very disappointed that it is not a real but an improper "consultation".

3. In the Paper and consultation materials, the role of technical input has been dimmed. BD Mgt should be unequivocal to create more technical staff (including senior technical staff) for investigation, checking consultancies and registration matters regarding Village Houses. Proper measures should be taken to avoid the chaos arising from Minor Work Control Section happen again.

In addition, we would like to elaborate more for betterment and upgrading level of enforcement /rectification action against Village House issues(村屋), Sub-divided Flats(劏房) and many other hot building issues(巡查招牌、違規建築工程等):-

a. The Professional Officer(PO) handling existing building matters should not include Building Surveyor and Structural Engineer only, PO should mean all Team leaders in Existing Buildings Divisions, ie, Chief Survey Officer/ Chief Technical Officer/Principal Survey Officer/ Principal Technical Officer as well. Don't tell lies to the LegCo and public any more!!

b. In the past 10 years, many investigation works have been assigned /outsourced to consultants. All the staff in BD have reckoned that most of the consultancies are found of poor quality so that many technical staff (前綫執法人員), responsible for checking such consultancies, are overloaded by avoidable and unnecessary "detailed checking, correction and inspection work". As unveiled in many cases, the BD Mgt noted such discrepancies. Immediate action should be taken to refrain from assigning consultancies. The proper measures are to recruit more technical staff to meet with the challenges.

c. The existing staff arrangement of Existing Buildings Divisions does not actually reflect the requirement of work and service level. BD Mgt should conduct a more wide consultation ASAP to cope with the present and future, overwhelming public expectation and to ensure building safety.

By copy, would LegCo Secretariat would kindly distribute and convey our messages to all Hon members for reference in the meeting held this afternoon.

Regards,

Rodney Pun, Chairman of BDSOWG
HO Tak-lung, Chairman of BDTOWG