



屋 宇 署 本 地 屋 宇 測 量 師 協 會

BUILDINGS DEPARTMENT LOCAL BUILDING SURVEYORS' ASSOCIATION

九龍旺角彌敦道 750 號始創中心 12 字樓

電話: 3162 0833

12/F Pioneer Centre, 750 Nathan Road, Kowloon

Tel: 3162 0833

Fax: 3162 0799

~~Private and Confidential~~

23 December 2011

Deputy Director
Buildings Department
750 Nathan Road, Hong Kong

Dear Mr. HUI,

**Staff Consultation on
a Propose CPO/NTEH Post**

We refer to SDEV's paper dated Dec 8, 2011 [CB(1)524/11-12(01)] submitted to LegCo's Building Safety Subcommittee about "Enforcement against unauthorized building works in New territories Exempted Houses"; and the staff consultation on the creation of a CPO/NTEH post.

Since the revised UBW policy in April 2011, BD has started large scale operation to clear rooftop structures in the urban areas (i.e. The TMB). So it is fair to apply similar control against those rooftop structures on NTEH. We support in principle the creation of a new Chief Professional Officer (CPO) post to head the new NTEH Section, for that is much better than distributing the 40 new staff into the existing District Sections; although we foresee the additional resources (as said in the paper) are insufficient to tackle the new workloads assign to BD.

To implement the new task, it is essential for BD to set up guidelines and manuals for the new NTEH Section. This Section Head shall assist the Director of Building in setting up policies on control of UBW found in NTEH. Job duties of the new CPO would require a good understanding of those village buildings (NTEH) built under Building (Application of BO to NT) Ordinance and history/legality on exempted building works under section 41 of the Buildings Ordinance; i.e., more on Certificates of Exemption issued by Director of Lands, lease controls and zoning issues in NT villages, and less on structural issues. We wonder why the post is not better to be a CBS instead?

Furthermore, the control of UBW in NTEH has not been tackled by the HK Government for many many years. BD's District Section F had once tried to strengthen up the control a few years ago, yet took more than two years to successfully complete only a handful of cases. All staff unions in BD foresee this new task a very difficult one. Strong resistances will be expected from the villagers. Staff morale in BD is already low because of the current heavy workloads; and we all have reservation to take on additional works without sufficient new resources.

Your Sincerely



(Davy H.N. Yuen)
Chairman of BDLBSA

c.c. Director of Buildings - Mr. CK AU
DS – Mr. Bob LP CHUI
Hon Prof Patrick LAU