

**Panel on Housing Subcommittee on Long Term Housing Strategy
Reply to List of Follow-up Actions for meeting on 26 June 2013**

Reply to Item (a) on issues relating to the subdivision of flat units:

The Buildings Department (“BD”) has launched a large scale operation (“LSO”) to inspect 150 target buildings per year for rectification of irregularities of buildings works associated with subdivided flats (“SDFs”) since April 2011. The LSO was enhanced in April 2012 by increasing the target to 200 buildings per year, including 30 target industrial buildings suspected to contain SDFs for domestic use. In response to the Fa Yuen Street Fire in 2011, the strategy of this operation was adjusted by taking into account the fire risk that might be posed by hawker stalls when choosing the target buildings for the operation in 2012. As a result, 339 old style domestic and composite buildings in the vicinity of hawker stalls, which are of the same type of buildings as those affected by the Fa Yuen Street Fire, were selected for inspection.

From April 2011 to July 2013, the BD had inspected 455 target domestic/composite buildings in its LSO against SDFs, and identified about 2,300 SDFs involving about 8,000 subdivided cubicles. It should be noted that not all of these cases involve irregularities of building works. For those with such works, the BD has issued 1,268 removal orders against them, among which 278 have been complied with. The BD will follow up the rest.

During the same period, the BD also inspected 30 target industrial buildings in the LSO and identified about 260 SDFs among which about 30 were used for domestic purpose involving about 380 domestic cubicles. The BD has issued 33 removal orders against them, among which 12 have been complied with. The BD will follow up the remaining cases.

Up to end July 2013, the BD had instigated a total of 130 prosecutions in the LSO, among which 28 cases have been convicted. The BD will continue to follow up with the other prosecution cases.

Reply to Item (c) on issue about housing land supply:

One of the measures of the Government's multi-pronged approach to increase land supply is to review "Government, Institution or Community" (G/IC) and government sites and to rezone suitable ones for residential use. From the announcement of the review to end June this year, a total of 25 G/IC and government sites have been zoned as or are undergoing the town planning procedures for rezoning to "Residential", of which five have been allocated or earmarked for public housing development. These five public housing sites are located in Yau Shin Street in Yuen Long (i.e. the former Au Tau Departmental Quarters site), Choi Yuen Road in Sheung Shui, South of Yung Shing Court in Sheung Shui, Shui Chuen O in Sha Tin and Sau Ming Road in Kwun Tong respectively. Four of them will provide community facilities. For example, neighbourhood elderly centre and residential care home for the elderly will be provided on the Choi Yuen Road and Shui Chuen O sites. Social welfare facilities such as hostels for mentally/physically handicapped persons will also be provided on the Shui Chuen O site. As for the Sau Ming Road site, a community hall, a small library and a study room will be provided. Also, a community multi-functional room will be provided on the Yung Shing Court South site. The Government will continue to be on the lookout for other suitable G/IC and government sites for conversion to residential and other uses that meet the more pressing needs in the community.

**Development Bureau
August 2013**