

政府總部
發展局
規劃地政科
香港花園道美利大廈



Planning and Lands Branch
Development Bureau
Government Secretariat
Murray Building, Garden Road
Hong Kong

本局檔號 Our Ref. DEVB(PL-B)68/09/07

電話 Tel.: 2848 6041

來函檔號 Your Ref.

傳真 Fax: 2899 2916

12 July 2010

Mr SY Wong
Clerk to Panel on Development,
Legislative Council Building,
8 Jackson Road,
Central Hong Kong

By Fax : 2869 6794

Dear Mr Wong,

**Panel on Development
Building Safety Concerns Arising from the Collapse Incident**

At the meeting of the Panel on 23 February 2010, the Hon James To requested the Director of Buildings to provide information on the number of buildings, among the some 4 000 buildings inspected after the Ma Tau Wai Road building collapse incident, where staff of the Buildings Department (BD) had entered individual premises of those buildings to carry out inspection. In response to the Hon James To's request, the BD provided the required information in writing on 26 April 2010. A copy of the BD's reply to the Hon James To is attached for Members' information.

Yours sincerely,

(C H Ho)
for Secretary for Development

Encl. Letter from the BD to Hon James To dated 26 April 2010

c.c. Director of Buildings (Attn: Mr S W Hui)

(Translation)

26 April 2010

The Hon James To Kun-sun,
Member of the Legislative Council,
Office of The Hon James To Kun-sun,
G/F No.11 Wing Kwong Street,
Hungghom, Kowloon,

Dear Hon To,

**Buildings Department's Inspection of
Some 4,000 Buildings Aged 50 or Above in the Territory**

At the meeting of the Panel on Development on 23 February 2010, you asked the Director of Buildings about the details of the captioned matter, including whether staff of the Buildings Department (BD) had entered individual units to carry out inspections and the related figures of such inspections.

Visual inspection is basically the first step adopted by the professional staff of the BD when inspecting buildings to ascertain structural safety. Such inspection mainly covers the common areas and external walls of buildings. If the assessment result of the visual inspection reveals that there is such a need, the professional staff of the BD will carry out further inspections according to the circumstances and will enter individual premises to conduct detailed inspections and examination. The reasons for adopting this approach are as follows:

- (a) for the interior of individual premises, if the conditions of the structural elements have deteriorated due to certain reasons or there are unauthorised structural alterations which lead to overall structural stability problems, evident defects will usually also appear in the adjoining premises or the premises above or below, as well as in the common areas or even on the external walls of the building. Staff of the BD are experienced professionals who can competently identify such evident defects in the common areas and on the external walls, including defects extending from individual premises to the exteriors when carrying out visual inspections and will take corresponding action which includes entering individual premises to carry out further inspections or issuing investigation orders to the owners concerned; and
- (b) since external walls are constantly exposed to erosion by wind and rain and it is more difficult to repair and maintain them, their rate of deterioration is faster than that of the interior of a building. Generally speaking, owners are also more concerned about the repair and maintenance of their own premises the conditions of which are therefore usually much better than those of the common areas and the external walls of the building.

We consider that the approach of building inspection to ascertain structural safety adopted by the BD as set out above has been effective and appropriate.

The BD has completed the inspection of buildings aged 50 or above in the territory. The report of the inspection is attached to this letter for your reference. In the inspection exercise, we have entered individual premises for inspection for around 15% of the buildings.

Please feel free to contact me if you have further questions.

(Signed)

(S W Hui)

Assistant Director/Existing Buildings (2)
for Director of Buildings