

立法會
Legislative Council

LC Paper No. CB(1)1680/11-12
(These minutes have been seen
by the Administration)

Ref: CB1/PS/2/09/1

Panel on Development

Subcommittee on Building Safety and Related Issues

**Minutes of the meeting held on
Thursday, 8 December 2011, at 4:30 pm
in Conference Room 1 of the Legislative Council Complex**

Members present : Prof Hon Patrick LAU Sau-shing, SBS, JP (Chairman)
Hon KAM Nai-wai, MH (Deputy Chairman)
Ir Dr Hon Raymond HO Chung-tai, SBS, S.B.St.J., JP
Hon James TO Kun-sun
Hon LEE Wing-tat
Hon CHEUNG Hok-ming, GBS, JP
Hon Starry LEE Wai-king, JP
Dr Hon Priscilla LEUNG Mei-fun
Hon IP Kwok-him, GBS, JP
Hon Paul TSE Wai-chun, JP
Hon Alan LEONG Kah-kit, SC
Hon Tanya CHAN

Member absent : Hon Abraham SHEK Lai-him, SBS, JP

Public officers attending : **Agenda item II**

Mrs Carrie LAM CHENG Yuet-ngor, GBS, JP
Secretary for Development

Mr Rex CHANG Wai-yuen, JP
Deputy Secretary for Development
(Planning and Lands)²

Mr Victor NG Hon-wing
Principal Assistant Secretary for Development
(Planning and Lands)6

Mr AU Choi-kai, JP
Director of Buildings

Mr HUI Siu-wai
Deputy Director of Buildings

Agenda item III

Mrs Carrie LAM CHENG Yuet-ngor, GBS, JP
Secretary for Development

Mr Rex CHANG Wai-yuen, JP
Deputy Secretary for Development
(Planning and Lands)2

Mr Ryan CHIU Pit-ming
Principal Assistant Secretary for Development
(Planning and Lands)3

Mr AU Choi-kai, JP
Director of Buildings

Mr HUI Siu-wai
Deputy Director of Buildings

Mr CHEUNG Tin-cheung
Assistant Director/Existing Buildings 2
Buildings Department

Clerk in attendance: Ms Connie SZETO
Chief Council Secretary (1)4

Staff in attendance : Mr Simon CHEUNG
Senior Council Secretary (1)9

Ms Christina SHIU
Legislative Assistant (1)4

Action

I Election of Chairman and Deputy Chairman (if necessary)

Members agreed that Prof Patrick LAU and Mr KAM Nai-wai should continue to serve as Chairman and Deputy Chairman of the Subcommittee in 2011-2012 legislative session.

II Enforcement against unauthorized building works in New Territories Exempted Houses: Progress on implementation of the enhanced enforcement strategy and the proposed creation of a Supernumerary D1 post

(LC Paper No. CB(1)524/11-12(01) -- Administration's paper on Enforcement against unauthorized building works in New Territories Exempted Houses: Progress on implementation of the enhanced enforcement strategy and the proposed creation of a Supernumerary Chief Building Surveyor/Chief Structural Engineer post (D1)

LC Paper No. CB(1)524/11-12(02) -- Paper on unauthorized building works in New Territories exempted houses prepared by the Legislative Council Secretariat (Updated background brief)

2. The Chairman referred members to a written submission tabled at the meeting from the Survey Officer Working Group and Technical Officer Working Group of the Buildings Department ("BD") which expressed concerns over the proposed creation of a supernumerary Chief Building Surveyor ("CBS")/Chief Structural Engineer ("CSE") post in BD for the new Village Houses Section ("VHS").

(Post-meeting note: The submission was circulated to members via e-mail vide LC Papers No. CB(1) 591/11-12(01)) on

9 December 2011. A further submission from the two Working Groups was circulated to members vide LC Paper No. CB(1)677/11-12(01) on 20 December 2011.)

3. The Subcommittee deliberated on the Administration's paper concerning enforcement against unauthorized building works ("UBWs") in New Territories Exempted Houses ("NTEHs") and the proposed creation of a supernumerary CBS/CSE post (D1) for 10 years in BD (index of proceedings at **Appendix**).

4. Members expressed support in principle for the proposal to create the CBS/CSE post. The Administration was requested to take the following actions --

- (a) As regards the submission from the Survey Officer Working Group and Technical Officer Working Group of BD raising objection to the Administration's proposal of creating a supernumerary CBS/CSE post to head the new VHS and expressing concerns about the duties of VHS and the composition of the 40 non-directorate staff in the section, the Administration was requested to conduct further consultation with staff on the proposal and report the result in a paper to the Panel on Development ("the Panel") before submitting the proposal to the Establishment Subcommittee; and
- (b) The Administration undertook to provide details of the survey and identification work on the first round targets for review and issuance of removal orders when it invited tenders for the consultancy on the project.

III Building safety-related issues in the fire at Fa Yuen Street

(LC Paper No. CB(1)557/11-12(01) -- Transcript of remarks by the Secretary for Development at a media session on 3 December 2011 after visiting the fire scene at Fa Yuen Street)

5. The Subcommittee deliberated on the subject (index of proceedings at **Appendix**).

IV Any other business

6. There being no other business, the meeting ended at 6:33 pm.

Council Business Division 1
Legislative Council Secretariat
25 April 2012

Panel on Development

Subcommittee on Building Safety and Related Issues

**Proceedings of the meeting on
Thursday, 8 December 2011, at 4:30 pm
in Conference Room 1 of the Legislative Council Complex**

Time Marker	Speaker	Subject(s)	Action Required
000001 – 000354	Chairman	Opening remarks and decision that there was no need to re-elect the Chairman and Deputy Chairman of the Subcommittee	
000355 – 001637	Chairman Administration	<p><u>Enforcement against unauthorized building works ("UBWs") in New Territories Exempted Houses ("NTEHs")</u></p> <p>The Chairman's remarks about a submission from the Survey Officer Working Group and the Technical Officer Working Group of the Buildings Department ("BD") raising objection to the Administration's proposal to create a Chief Building Surveyor ("CBS")/Chief Structural Engineer ("CSE") "" in BD to head the new Village Houses Section ("VHS")</p> <p>The Administration's briefing on the paper that --</p> <p>(a) in order to ensure building and public safety and to comply with the legislation, the Administration had formulated a new strategy to regulate UBWs in NT village houses through categorization for control and management and prioritization for progressive enforcement, the details of which had been discussed by the Panel on Development ("the Panel") at the</p>	

Time Marker	Speaker	Subject(s)	Action Required
		<p>meeting on 28 June 2011;</p> <p>(b) the Administration had taken note of members' suggestions to address villagers' concerns towards enhanced enforcement actions against UBWs in village houses;</p> <p>(c) since mid-November 2011, the Administration had launched a series of publicity and public education activities under the theme of "<i>Village houses without UBWs put your mind at ease</i>" including the distribution of promotional pamphlets by BD with the aims to: (i) explain the definition and specifications of NTEHs and BD's policy and enforcement against UBWs with typical examples of various types of UBWs; (ii) explain the first round targets for enforcement action; and (iii) provide information on the green and amenity facilities allowed for installation in NTEHs without seeking permission from the Lands Department and BD;</p> <p>(d) the Administration had made use of Announcements of Public Interest ("APIs") on TV, radio, public transports and through display of posters, to publicize the danger posed by UBWs in NTEHs and encourage owners to keep their houses clear of UBWs;</p> <p>(e) another round of publicity would be launched in March 2012 with emphasis on enhanced enforcement against UBWs in NT</p>	

Time Marker	Speaker	Subject(s)	Action Required
		<p>village houses and the implementation details of the reporting scheme for UBWs;</p> <p>(f) in pursuance of the existing enforcement policy, BD would continue to take enforcement actions against UBWs constituting imminent danger, and UBWs under construction or newly built;</p> <p>(g) in line with the enhanced enforcement strategy of "categorization of UBWs and prioritization for progressive enforcement", BD would target enforcement against first round targets of UBWs which, although not posing imminent danger, constituted serious contravention of the law and imposed higher potential risks to building and public safety;</p> <p>(h) for six months starting on 1 April 2012, the Administration would introduce a reporting and regular certification scheme for existing UBWs which were outside the scope of first round targets;</p> <p>(i) in consultation with Heung Yee Kuk NT ("HYK"), the Administration had designated 28 June 2011 as the "cut-off date" for "existing UBWs in NT village houses", i.e. all UBWs completed on or after this date would be regarded as new UBWs and would not be eligible for the reporting scheme and BD would give priority in taking enforcement</p>	

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		<p>action against these UBWs;</p> <p>(j) under the reporting scheme, owners were required to appoint a qualified person to conduct inspections of the structures concerned and submit safety certification to BD at five-year intervals;</p> <p>(k) while respecting the rights of indigenous villagers under the Small House Policy, the Administration had to stress that under the existing legislation, NTEHs were not allowed to exceed three storeys or a height of more than 8.23 metres (27 feet) and their roofed-over area should not exceed 65.03 square metres (700 square feet); and hence the Administration had responsibility to take enforcement actions under BO against NT village houses in breach of the requirements;</p> <p>(l) the Administration's determination to implement the enhanced enforcement strategy on UBWs in NT village houses would persist as planned notwithstanding the threats and language violence of some villagers;</p> <p>(m) in order to enhance efficiency and ensure effective implementation of the enhanced enforcement strategy, a dedicated VHS, to be headed by a Chief Professional Officer ("CPO") and comprised some 40 non-directorate posts, would be set up in BD; and</p>	

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		<p>(n) the CPO (D1 post) would be a supernumerary post lasting for 10 years to be filled either by a Building Surveyor ("BS") or Structural Engineer ("SE"), and the Administration aimed to forward the staffing proposal to the Establishment Subcommittee ("ESC") and the Finance Committee ("FC") in February 2012 and April 2012 respectively</p>	
001638 – 002242	Mr LEE Wing-tat Administration	<p>Mr LEE Wing-tat's views/enquiry that --</p> <p>(a) he supported the Administration's enhanced enforcement strategy on UBWs in NT village houses, and believed that for the sake of fairness, the Administration should deal with UBWs in urban areas and NT village houses on equal footing; and</p> <p>(b) whether the Administration had taken enforcement action against UBWs in NT village houses which involved adding entire floor(s) to the original buildings</p> <p>The Administration's response that --</p> <p>(a) BD had all along taken enforcement actions against UBWs constituting imminent danger, UBWs under construction or newly built in accordance with the prevailing enforcement policy;</p> <p>(b) "additional floors" beyond the exemption criteria of NTEHs, regardless whether they were under construction or newly-built,</p>	

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		<p>or existed prior to 28 June 2011, would be among the first round targets to be dealt with under the enhanced enforcement strategy against UBWs in NT village houses; and</p> <p>(c) in parallel with large-scale publicity and public education activities, the Administration would start to tackle the first round targets in April 2012</p>	
002243 – 003036	Ms Tanya CHAN Administration	<p>Miss Tanya CHAN's views/concerns that --</p> <p>(a) given that the Administration would invite tender in January 2012 for commissioning consultants to survey and identify the first round targets, it might not be possible to commence enforcement action to clear these targets in April 2012;</p> <p>(b) whether it would be more cost-effective for BD to deploy in-house technical staff to undertake survey and identification work of the first round targets given that the work quality of consultants engaged by BD was in doubt as reflected in the submission from the two Working Groups in BD; and</p> <p>(c) whether BD would have adequate manpower to deal with rapid increase in workload</p> <p>The Administration's response that --</p> <p>(a) survey and identification of first</p>	

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		<p>round targets would commence in April 2012 and enforcement actions would be taken against confirmed first round targets based on the survey findings;</p> <p>(b) having regard to the increasing workload of BD arising from implementation of various measures to enhance building safety in recent years, the Administration had taken steps to strengthen BD's manpower through the annual resource allocation exercise;</p> <p>(c) the Administration had to ensure the best use of resources and would engage outsourced consultants to handle project based tasks which were time-limited in nature; and</p> <p>(d) the Administration would study the submission from the two Working Groups to see whether there was further room for improvement in manpower support at the frontline</p>	
003037 – 003535	Mr KAM Nai-wai Administration	<p>Mr KAM Nai-wai's views that --</p> <p>(a) it was necessary for the Administration to draw up specific targets for implementing the enhanced enforcement strategy on UBWs in NT village houses; and</p> <p>(b) given the likely strong resistance of the indigenous villagers, it would be desirable to engage social workers to help the work of VHS including coordinating appropriate assistance for the</p>	

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		<p>affected owners/tenants</p> <p>The Administration's response that --</p> <p>(a) the Administration would need time to work out specific targets for the enforcement work against UBWs in NT village houses, and the additional resources requirement for achieving the targets would be set out in the 2012-2013 Estimate of Expenditure to be available in February 2012; and</p> <p>(b) the Administration would explore the feasibility for engaging social service teams to augment the UBWs enforcement work in NT village houses</p>	
003536 – 004707	Mr James TO Administration	<p>Mr James TO's concerns about --</p> <p>(a) why the frontline staff of BD was against the proposed creation of CPO post; and</p> <p>(b) whether the management of BD was aware of unsatisfactory work quality of the consultants, and whether BD would consider strengthening its manpower support instead of outsourcing the work to consultants</p> <p>The Administration's response that --</p> <p>(a) it was the established policy in the past 10 years for BD to engage consultants to work on different time-specific tasks of non-statutory nature in order to cope with rapid increase in workload;</p>	

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		<p>(b) BD had put in place mechanism to monitor the performance and work quality of contractors/ consultants including, issuance of warnings and termination of service contracts on poor performance or failure on the part of contractors/consultants to meet prescribed standards;</p> <p>(c) the remarks in the submission from the two Working Groups that most of the consultancies were of poor quality and most consultants were failing to perform satisfactorily were allegations without substantiation with evidence. For obvious reasons, most staff unions within BD did not support outsourcing services to consultants/contractors for concern about job prospect; and</p> <p>(d) the Administration attached great importance to staffing issues within BD, the Secretary of Development ("SDEV") had been personally involved in the communication with the staff side on certain occasions</p>	
004708 – 005532	Mr Alan LEONG Administration	<p>Mr Alan LEONG's enquiry about the recent report on the South China Morning Post attributing the slow progress of enforcement actions against UBWs in NT village houses to the failure for BD in accessing data kept by other Government Departments, such as the Rating and Valuation Department ("R&VD")</p> <p>The Administration's response that –</p>	

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		<p>(a) the nature and contents of the information in R&VD's data base did not cover all those required by BD for implementing the enhanced enforcement strategy on UBWs in NT village houses; while the data might help BD in identifying the areas in NT to commence the enforcement actions, the information could not help expedite the taking of enforcement actions; and</p> <p>(b) where appropriate, BD would seek assistance from Departments in using information in their data base in speeding up the enforcement actions against UBWs in NT village houses</p>	
005408 – 005532	Chairman	<p>The Chairman's remarks that he had received views from BD Local Building Surveyors' Association ("BDLBSA") indicating support for the proposal to create a CPO post and suggesting that the post should be filled by a BS rather than a SE</p> <p><i>(Post-meeting note: The submission dated 23 December 2011 from BDLBSA was circulated to Panel members vide LC Paper No. CB(1)718/11-12 on 3 January 2012)</i></p>	
005533 – 010313	Mr LEE Wing-tat Chairman Administration	<p>Mr LEE Wing-tat's enquiry about --</p> <p>(a) the Administration's means to enhance the capacity of the Appeal Tribunal Panel (Buildings), such as the possibility of appointing more members to the Appeal Tribunal Panel, to cope with likely increase in the number of appeal cases</p>	

Time Marker	Speaker	Subject(s)	Action Required
		<p>arising from the enhanced enforcement strategy against UBWs in NT village houses; and</p> <p>(b) whether the Administration would increase the 10% audit check rate of UBWs in respect of the safety certification of UBWs submitted by qualified persons for structures registered under the reporting scheme</p> <p>The Administration's response that --</p> <p>(a) there was support from members of the Appeal Tribunal Panel for holding more frequent hearing on appeal cases where necessary, and the Administration was exploring ways to strengthen secretariat support for the Appeal Tribunal (Buildings) and streamline the workflow; and</p> <p>(b) BD would conduct audit check on about 10% of the safety certification submitted by qualified persons to ensure safety of the UBWs recorded under the reporting scheme; the Administration would take prompt actions in following up all new UBWs in NT village houses upon receipt of complaints and had revised the definition of UBWs under construction as a means to tighten control</p>	
010314 – 010749	Miss Tanya CHAN Administration	Miss Tanya CHAN's enquiry about details of the Administration's survey on the first round targets of UBWs to be tackled, e.g. the scope and estimated time for commencing the enforcement	

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		<p>action against the targets</p> <p>The Administration's response that --</p> <p>(a) the Administration was making preparation for implementation of the enhanced enforcement strategy against UBWs in village houses including, undertaking survey on the first round targets to be tackled (e.g. the tender exercise on the consultancy to survey and identify the first round targets for review and issuance of removal orders), examining the relevant data currently kept by other Departments that would assist in the enforcement actions, drawing up the modus operandi, and consideration of manpower deployment for enforcement actions, etc;</p> <p>(b) the Administration aimed to commence the survey of first round targets in April 2012; and</p> <p>(c) as requested by members, the Administration would provide details of the survey and identification work on the first round targets when it invited tenders for the consultancy on the project</p>	<p>The Administration to take action under para. 4(b)</p>
010750 – 011219	Chairman Administration	<p>The Chairman's enquiry about whether the Administration's enhanced enforcement strategy against UBWs in NT village houses would cover village houses erected on old schedule lots which were usually smaller in size than NTEHs</p>	

Time Marker	Speaker	Subject(s)	Action Required
		<p>The Administration's response that --</p> <ul style="list-style-type: none"> (a) NT village houses on old schedule lots were also subject to regulation under BO (Application to the NT) Ordinance; and (b) the Administration respected the decision of HYK to seek clarification from Court on the legal status regarding NT village houses erected on old schedule lots 	
011020 – 011638	Mr LEE Wing-tat Administration	<p>Mr LEE Wing-tat's views that --</p> <ul style="list-style-type: none"> (a) he supported the Administration's effort to strengthen support for the work of the Appeal Tribunal Panel (Buildings) and enquired about the Administration's plan to deal with non-compliance with BD's removal orders; and (b) he was worried about villagers' resistance against enhanced enforcement actions on UBWs <p>The Administration's response that --</p> <ul style="list-style-type: none"> (a) the Administration would strive to strengthen BD's manpower and secretariat support for the Appeal Tribunal Panel (Buildings); (b) the Administration would institute prosecution against non-compliant owners, and it was expected that heavier fines and even imprisonment would be imposed by Court on owners on repeated offences concerning UBWs; BD would also arrange contractors to 	

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		<p>remove the UBWs and recover the full costs plus supervision charges from the concerned owners where necessary;</p> <p>(c) where necessary, BD would seek assistance from Police in taking enforcement actions when strong resistance from villagers was anticipated; and</p> <p>(d) in implementing the enhanced enforcement strategy against UBWs in NTEHs, the need of re-housing would present a great challenge for the Administration in particular when dealing with poor or aged owners, and the Administration would consider enlisting social workers to assist in the enforcement actions</p>	
011639 – 011944	Chairman Administration	<p>The Chairman's view that the Administration should conduct further consultation with the staff side on the staffing proposal and report the result in a paper to the Panel before submitting the proposal to ESC</p> <p>The Administration's response that it would communicate further with the staff side on the staffing proposal</p>	The Administration to take action under para. 4(a)
011945 – 012517	Administration	<p><u>Building safety-related issues in the fire at Fa Yuen Street</u></p> <p>The Administration's brief on building safety-related issues in the fire at Fa Yuen Street --</p> <p>(a) the Administration was aware of the building safety problem posed by subdivided units in buildings,</p>	

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		<p>the rampant situation was evidenced by the results of inspection of 105 buildings in seven months since April 2011 which revealed that there were some 2 300 subdivided units in around 660 flats;</p> <p>(b) although the problem of subdivided units might not be a direct cause of the fire at Fa Yuen Street, the existence of subdivided units would increase the risks for residents during fire;</p> <p>(c) in response to the fire at Fa Yuen Street, in the coming six months, the Administration would inspect 334 double-staircase buildings of 6 to 12 storeys which belonged to the same type of buildings as those in Fa Yuen Street and situated in the vicinity of hawker stalls;</p> <p>(d) a major obstacle in undertaking inspection of suspected subdivided units inside a flat was the difficulty for BD officers to gain access to the flat; and</p> <p>(e) given that the problem of subdivided units involved complex social issues, subdivided units should be "regulated" instead of "eliminated"; and as not all subdivided units were in contravention of BO, the focus of regulation should aim at ensuring the safety of such accommodation and bringing a clear message to building owners/residents concerned about the risks of such accommodation to building safety</p>	

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012518 – 013107	Dr Priscilla LEUNG Administration	<p>Dr Priscilla LEUNG's views that --</p> <p>(a) the Administration should endeavour to provide re-housing in public rental housing for the victims of the fire at Fa Yuen Street as it had done for the affected residents in the building collapse incident at Ma Tau Wai Road happened in January 2010; and</p> <p>(b) the Administration should collaborate with the Urban Renewal Authority in exploring redevelopment for the badly damaged buildings in the fire at Fa Yuen Street</p> <p>The Administration's response that --</p> <p>(a) it would not be appropriate to provide immediate re-housing in public rental housing units for those affected by the Fa Yuen Street fire as this was not in line with the current policy in provision of public rental housing and might adversely affect the waiting time for the some 155 000 public housing applicants who were on the Waiting List; and</p> <p>(b) relevant Departments had been providing assistance to affected victims and Social Welfare Department would consider recommending Housing Department to provide compassionate re-housing to victims with genuine difficulties</p> <p>The Chairman's view that the</p>	

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		Administration should consider Dr LEUNG's suggestions	
013108 – 013547	Ms Starry LEE Administration Chairman	<p>Ms Starry LEE's enquiry about --</p> <p>(a) whether works associated with subdivided flats would be classified as UBWs; and</p> <p>(b) whether the Administration would undertake enforcement actions against subdivided flats causing fire hazard or problem of water seepage</p> <p>The Administration's response that --</p> <p>(a) under BO, all building works, except exempted works and works designated as minor works, would require prior approval and consent from the Building Authority before commencement; otherwise, they would be regarded as UBWs and subject to BD's enforcement action;</p> <p>(b) building works carried out inside individual flat which did not involve the structure of the building were exempted works, e.g. renovation works inside a flat; nevertheless, such works would become unauthorized if they contravened the building standards stipulated in regulations under BO, e.g. the works had caused over-loading of the building, water seepage or obstruction to fire escape routes in the building; and</p> <p>(c) problem of overloading of electrical supply arising from</p>	

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		subdivision of units, though not covered by BO, would be referred to relevant Departments for follow-up	
013548 – 014712	Mr James TO Chairman Administration	<p>Mr James TO's enquiries about --</p> <p>(a) whether subdivision of flats was the major cause of the fatal fire at Fa Yuen Street; and</p> <p>(b) whether BD's inspection to the 334 buildings would focus on blockage of fire escape routes caused by problem of subdivided units in the buildings</p> <p>The Chairman's views that --</p> <p>(a) the Fa Yuen Street fire had highlighted the need for the Administration to strengthen public education and publicity on knowledge about fire escape and fire prevention in buildings, e.g. where necessary during fire, residents should stay inside their premises to wait for rescue instead of running to the blocked stairs and got trapped, and the importance of keeping fire escape routes free of obstruction; and</p> <p>(b) the Administration's inspection to buildings should focus on likely blockage to the front staircases (which were essential in fire escape in double-staircase buildings) by subdivided flats in buildings</p> <p>The Administration's response that --</p>	

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		<p>(a) the Administration was undertaking investigation on the cause for the Fa Yuen Street fire and would explore whether the presence of subdivided flats in the subject buildings had constituted a major cause; it should be noted that of the 14 flats in Fa Yuen Street visited by the SDEV in the wake of the fire, seven were found to have subdivided units;</p> <p>(b) one of the major foci of BD's inspection to double-staircase buildings would be whether the access to both staircases had been blocked and whether there was obstruction in the fire escape routes in the buildings as a result of subdivided units or other alterations, and where there was sufficient evidence, BD would take immediate enforcement action to remove the UBWs causing the blockage; and</p> <p>(c) the Administration considered that it was the building owners' responsibility to ensure the staircases in their buildings were free from obstruction</p>	
014713 – 015229	Mr Paul TSE Administration Chairman	<p>Mr Paul TSE's enquiry/views about --</p> <p>(a) details of the Administration's inspection to buildings identified with suspected problem of subdivided units;</p> <p>(b) given that the problem of subdivided units involved complicated issues, the Administration should tackle the</p>	

Time Marker	Speaker	Subject(s)	Action Required
		<p>problem through an innovative approach, i.e. besides taking enforcement actions, emphasis should be placed on public education to enhance awareness of owners/residents on fire safety issues and promotion of cooperation from owners/residents which could help increase efficiency of the inspection work; and</p> <p>(c) as subdivided units were located in convenient locations, it was a mode of accommodation welcomed by the grass root level and should only be "regulated" rather than "eliminated"</p> <p>The Administration's response that --</p> <p>(a) BD would carry out inspection of suspected subdivided units in buildings through onsite visits and solicit the cooperation of Owners' Corporations, building management offices and owners/residents in undertaking the work; and</p> <p>(b) the Administration would use multi-pronged measures to tackle the problem of subdivided units including, soliciting support and cooperation from owners/residents besides taking enforcement action</p>	
015230 – 020051	Ms Starry LEE Administration	<p>Ms Starry LEE's views that --</p> <p>(a) the Administration should improve the existing unsatisfactory mechanism for handling complaints about subdivided units;</p>	

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		<p>(b) the Administration should draw up new guidelines to facilitate enforcement actions against subdivided units;</p> <p>(c) removal orders on UBWs should be issued in good time to dovetail major maintenance and renovation works of individual buildings, and that the Administration should consider means to expedite the issue of removal orders and owners' compliance with the orders; and</p> <p>(d) she was supportive to funding proposals for enhancing manpower support and resources for tackling the problem of subdivided units</p> <p>The Administration's response that --</p> <p>(a) the problem of subdivided units had generated much workload for the Administration, and given resources constraints, higher priority would be accorded to tackle the problem causing more safety concerns and the Administration would endeavour to take prompt action against high-risk cases of subdivided units;</p> <p>(b) the Administration's enhanced enforcement actions against UBWs taken since 1 April 2011 would facilitate the removal of UBWs in individual buildings' as removal orders would be issued to owners to facilitate the conduct of repair and renovation works; and</p>	

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		(c) the Administration would review the workflow and throughput of the Appeal Tribunal Panel (Buildings) for considering UBWs appeal cases	
020052 – 020328	Mr IP Kwok-him	Mr IP Kwok-him's views that -- (a) while subdivided units had given rise to problems of building safety and fire escape, there were good reasons for them to exist as they were a convenient means of accommodation for the grass root level; and (b) the Administration should strive to improve the safety of subdivided units and the existing mechanism for handling related complaints	