

Head 82 — BUILDINGS DEPARTMENT

Controlling officer: the Director of Buildings will account for expenditure under this Head.

Estimate 2014–15 **\$1,175.9m**

Establishment ceiling 2014–15 (notional annual mid-point salary value) representing an estimated 1 290 non-directorate posts as at 31 March 2014 rising by 215 posts to 1 505 posts as at 31 March 2015 **\$674.9m**

In addition, there will be an estimated 32 directorate posts as at 31 March 2014 and as at 31 March 2015.

Controlling Officer's Report

Programme

Buildings and Building Works

This programme contributes to Policy Area 22: Buildings, Lands, Planning, Heritage Conservation, Greening and Landscape (Secretary for Development) and Policy Area 31: Housing (Secretary for Transport and Housing).

Detail

	2012–13 (Actual)	2013–14 (Original)	2013–14 (Revised)	2014–15 (Estimate)
Financial provision (\$m)	1,029.8	1,124.9	1,109.6 (–1.4%)	1,175.9 (+6.0%)
				(or +4.5% on 2013–14 Original)

Aim

2 The aim is to promote building safety; set and enforce safety, health and environmental standards for private buildings; and improve the quality of building development.

Brief Description

3 With this aim, the Department provides services to owners and occupants in both existing and new private buildings through enforcement of the Buildings Ordinance (Cap. 123) (BO).

4 As regards existing buildings, the services provided include reducing dangers and nuisances caused by unauthorised building works (UBWs) and signboards; promoting proper and timely repairs and maintenance of old buildings, drainage and slopes; considering and approving alteration and addition works; processing of minor works submission; improving fire safety construction measures in buildings; and providing advice on the suitability of premises for the issue of licences.

5 As regards new buildings, the Department scrutinises and approves building plans, carries out audit checks on construction works and site safety, and issues occupation permits upon completion of new buildings.

6 In 2013, the Department continued to take enforcement action against UBWs and to require building owners to carry out necessary repairs to dilapidated buildings. In addition, the Department:

Existing Buildings

- continued the service of inspecting within 48 hours UBWs under construction upon receipt of reports;
- continued the large scale operation (LSO) on comprehensive clearance of UBWs on rooftops, flat roofs, yards and lanes targeting 500 buildings aged 30 years or above and an additional 100 target buildings aged under 30 years in 2013;
- continued the LSO on inspection of sub-divided flats in target buildings and rectification of irregularities of building works associated with the sub-divided flats, with the number of target buildings revised from 200 to 300, comprising 270 domestic/composite buildings and 30 industrial buildings;
- instigated 2 513 prosecutions against failure to comply with removal orders on UBWs;
- completed village by village survey of 8 927 New Territories exempted houses (NTEHs) to identify UBWs that constitute serious contravention of the law and pose higher potential risks to building safety (First Round Targets) for priority enforcement action;

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- continued to process the 18 034 reporting forms received under the Reporting Scheme for UBWs in NTEHs that constitute less serious contravention of the law and pose lower potential risks to building safety;
- in collaboration with the Hong Kong Housing Society (HKHS) and the Urban Renewal Authority (URA), continued to implement the Operation Building Bright (OBB) which is a one-off \$3.5 billion joint operation, to assist owners of old and dilapidated buildings to conduct repair and maintenance works, and carried out repair works for 204 OBB buildings aged 30 years or above on behalf of the owners;
- continued the LSO on inspection of dilapidated buildings for issuing of statutory orders to require investigation, repair works or removal of UBWs on the target buildings selected in 2011 and 2012;
- implemented the Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme (MWIS) in 1 576 and 3 943 buildings respectively;
- continued the registration of Registered Inspectors (RI) by approving the registration of 70 RI in 2013;
- continued the registration of minor works contractors by approving the registration of some 4 700 minor works contractors in 2013;
- continued the LSO on removal of large unauthorised signboards targeting at 250 such signboards;
- implemented the Validation Scheme for Unauthorised Signboards under the Signboard Control System commencing in September 2013;
- continued the operation of the pilot joint office with the Food and Environmental Hygiene Department (FEHD) to handle public reports about water seepage problems;
- commenced a one-year joint operation in April 2013 with the Fire Services Department (FSD) to inspect the common means of escapes at about 6 500 old-style domestic and composite buildings; and
- continued the public education and publicity campaign to disseminate building safety messages to stakeholders to foster a building safety culture.

New Buildings

- based on the building design guidelines for compliance with current building safety and health standards in the adaptive re-use of and alteration and addition works to heritage buildings, continued to offer technical advice on compliance with the BO to facilitate the approval process of such building plan submissions;
- completed the consultancy study and consulted stakeholders on a set of draft design and construction guidelines for improving energy efficiency in residential buildings with a view to commencing implementation in 2014;
- continued the review of various building regulations with a view to modernising building design and construction standards;
- commenced a consultancy study on the comprehensive review of the Building (Planning) Regulations (Cap. 123F) with a view to updating and modernising the requirements;
- published the revised Code of Practice for Structural Use of Concrete 2013;
- completed a consultation exercise on the introduction of statutory seismic design requirements for new buildings and major alteration and addition to existing buildings;
- continued the consultancy study to review and make recommendations on modernising the Code of Practice on Wind Effects in Hong Kong 2004 to bring it in line with contemporary international standards and design approaches and to meet the latest development in wind engineering and meteorological data;
- continued the review of the Code of Practice for Foundations with a view to updating the existing requirements and modernising the Code;
- commenced a consultancy study to develop a set of material, design, construction and quality assurance standards for the structural use of glass in buildings; and
- conducted 5 206 site inspections on new building works for ensuring the safety of adjoining buildings, structures, land and utilities.

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7 The key performance measures in respect of buildings and building works are:

Targets

	Target	2012 (Actual)	2013 (Actual)	2014 (Plan)
<i>24-hour emergency services</i>				
responding to emergencies during office hours (%):				
within 1.5 hours for cases in urban areas.....	100	100	99.6	100
within two hours for cases in new towns in New Territories (N.T.).....	100	100	100	100
within three hours for cases in other areas in N.T.	100	94.7	100	100
responding to emergencies outside office hours (%):				
within two hours for cases in urban areas and new towns in N.T.	100	99.7	99.3	100
within three hours for cases in other areas in N.T.	100	100	80	100
<i>Non-emergency services for reports on UBWs under construction</i>				
responding to reports within 48 hours (%).....	100	99.0	99.4	99.0
<i>Existing Buildings</i>				
buildings targeted for repair and maintenance under OBB.....	300/year	241	204	170μ
buildings targeted for inspection and issue of repair/investigation orders ^θ	— ^θ	500	— ^θ	—
buildings targeted for prescribed inspection and, if necessary, prescribed repair under MBIS.....	2 000/year	949	1 576	1 000¶
buildings targeted for prescribed window inspection and, if necessary, prescribed window repair under MWIS.....	5 800/year	2 823	3 943	1 000¶
NTEHs targeted for survey to identify UBWs that constitute serious contravention of the law and posing higher potential risks for priority enforcement action.....	5 000/year‡	2 400	8 927	5 000‡
buildings targeted for removal of UBWs on rooftops, flat roofs, yards and lanes ^σ	500/year	350	600 ^Ψ	200^Ψ
buildings targeted for rectification of irregularities associated with sub-divided flats including those for domestic use in industrial buildings ^Φ	330/year§	369	300	308§
prescribed commercial premises inspected for improvement of fire safety measures.....	150/year	150	150	150
specified commercial buildings inspected for improvement of fire safety measures.....	40/year	40	40	40
composite buildings inspected for improvement of fire safety measures.....	1 150/year	1 150	1 150	1 150
dangerous/abandoned signboards removed/repaired ^δ	—	1 309	1 144	—
large unauthorised signboards targeted for removal ^δ	—	120	265	—
advising on restaurants and places of public entertainment licence applications under the Application Vetting Panel system within 12 working days (%).....	100	99	99	98

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	Target	2012 (Actual)	2013 (Actual)	2014 (Plan)
making existing building and minor works records in electronic form available for public viewing in Building Information Centre within three working days (%).....	100	98.0	97.7	98.0
<i>New Buildings</i>				
processing building plans within 60 days for new submissions (%).....	100	100	98.9ψ	90.0ψ
within 30 days for re-submissions (%).....	100	100	99.5ψ	90.0ψ
processing within 28 days applications for consent to commence building works (%).....	100	99.9	99.5ψ	90.0ψ
processing within 14 days applications for occupation permits (%).....	100	100	100ψ	100ψ
processing applications for hoarding permits within 60 days for cases of first application (%).....	100	100	100ψ	95.0ψ
within 30 days for cases of re-application, fast-track processing or renewal (%).....	100	100	95.7ψ	90.0ψ

- μ The Department has generally achieved the committed number of target buildings under the OBB operation and the anticipated number of buildings commencing repair and maintenance works will be levelling off in 2014.
- θ This special operation commencing on 1 April 2011 to inspect and issue repair/investigation/UBW removal orders to 500 target buildings per year has ceased since 2013 in order to redeploy the resources to deal with additional workload arising from the enhanced target for the LSO on rectification of irregularities of building works associated with sub-divided flats, and to enhance the number of target buildings under the LSO on clearance of UBWs on rooftops, flat roofs, yards and lanes in 2013. From 2014 onwards, the resources will be deployed wholly for the LSO on rectification of building works associated with sub-divided flats.
- ¶ The number of buildings planned to be targeted for prescribed building and window inspection in 2014 is adjusted to 1 000 due to the exceptional workload associated with MBIS and MWIS, with the number of household units substantially increased from 35 units per building to an average of 49 units and 59 units respectively per building. Resources will be redeployed to clear the backlog of a large number of buildings targeted in 2013 but not yet been served with inspection notices.
- ‡ As the workload associated with follow-up enforcement action is more than the original estimate, the annual number of NTEHs to be targeted for survey to identify the First Round Targets for priority enforcement action will be adjusted to 5 000 as from 2014 to ensure that the enforcement action can be taken in a timely manner.
- ⊠ Revised description of previous target “buildings targeted for removal of unauthorised roof structures” as from 2014.
- Ψ The LSO on inspection of dilapidated buildings for issue of repair/investigation orders has ceased since 2013 in order to redeploy the resources to deal with additional workload arising from the enhanced target for the LSO on rectification of irregularities of building works associated with sub-divided flats and to enhance the number of target buildings under the LSO for removal of UBWs on rooftops, flat roofs, yards and lanes. The target of the operation will be reduced to 200 in 2014 as resources will be redeployed to clear the backlog of outstanding removal orders.
- ⊕ Revised description of previous target “buildings targeted for rectification of irregularities associated with sub-divided flats” as from 2014.
- § With resources transferred from the LSO for inspection and issue of repair/investigation orders since 2013, the number of buildings targeted for rectification of irregularities associated with sub-divided flats has been increased to 300 per year which included 30 industrial buildings. With additional resources deployed commencing on 1 October 2014 to enhance the inspection in industrial buildings to identify sub-divided flats for domestic use therein, the target will be adjusted to 330 buildings per year.
- δ With the implementation of the Validation Scheme for Unauthorised Signboards under the Signboard Control System in September 2013, these items would be revised and incorporated as new indicators under the Signboard Control System.

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ψ To facilitate applicants in obtaining approval, if an application can be approved subject to minor amendments or further particulars to be furnished, the Department allows the authorised person (AP) and the registered structural engineer (RSE) to make such amendments or furnish the required particulars instead of rejecting the application. For the purpose of calculating the processing time, before 1 November 2013, these cases were taken to be approved within the target time frame, regardless of the time taken by the AP and RSE to make such necessary amendments or furnish such required particulars. From 1 November 2013 onwards, such time incurred on the part of the AP and RSE has been taken into account in computing the processing time.

Indicators

	2012 (Actual)	2013 (Actual)	2014 (Estimate)
<i>24-hour emergency services</i>			
emergency reports attended to	946	1 048	1 000
<i>Non-emergency services for reports on UBWs under construction</i>			
reports attended to	5 342	4 381 ^α	4 300
<i>Existing Buildings</i>			
<i>UBWs</i>			
reports from members of the public attended to	44 562	44 512	43 000
warning notices issued	348	276	300
removal orders issued	12 292	12 005	6 000 ^λ
prosecutions against failure to comply with removal orders	2 104	2 513	3 000
unauthorised structures removed and irregularities rectified	13 581	14 972	17 000 ^λ
<i>dilapidated buildings</i>			
reports from members of the public attended to	13 232	13 671	14 000
repair/investigation orders issued	811	682	500 ^Θ
buildings repaired	747	600	650
<i>mandatory building inspection</i>			
number of notices issued	—	14 359 ^Δ	21 000 [@]
number of notices discharged ^Φ	—	—	7 100
<i>mandatory window inspection</i>			
number of notices issued	2 767	119 178 ^Λ	175 000 [@]
number of notices discharged	—	1 717	106 000 ^α
<i>NTEHs</i>			
removal orders issued for UBWs in NTEHs	161	328	400
<i>sub-divided flats</i>			
number of sub-divided flats inspected	1 786	1 212	1 400 ^β
number of sub-divided flats rectified of irregularities ...	82	217	230 ^β
<i>dangerous slopes</i>			
repair orders issued	110	112	100
dangerous slopes repaired	72	72	80
<i>prescribed commercial premises</i>			
fire safety directions (FSDns) issued	200	186	130 ^γ
FSDns discharged	110	105	110
<i>specified commercial buildings</i>			
fire safety improvement directions (FSIDns) issued	806	336	3200
FSIDns discharged	1 450	691	800 ^δ
<i>composite buildings</i>			
FSDns issued	6 097	5 551	5 100 ^Λ
FSDns discharged	1 875	1 736	1 700 ^δ
licence/registration applications processed (restaurants, places of public entertainment, tutorial schools etc.)	12 222	12 449	12 000
<i>Minor Works Control System</i>			
minor works submissions received	66 517	87 938 [□]	95 000 [□]
minor works submissions selected for auditing	—	5 367	6 000 [□]
household minor works items validated	40	18 [◇]	100 [◇]

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	2012 (Actual)	2013 (Actual)	2014 (Estimate)
<i>Signboard Control System</i>			
unauthorised signboards removal orders issued#.....	—	250	300#
unauthorised signboards removed/validatedΩ.....	—	146	1 300Ω
dangerous/abandoned signboards removed/repairedφ.....	1 309	1 144	1 200
reports of unauthorised, dangerous or abandoned signboards from members of the public attended toφ.....	—	—	1 200
<i>Comprehensive Building Safety Improvement Loan Scheme</i>			
loan applications processed.....	2 173	2 697ρ	2 800η
loan applications approved.....	1 972	2 068ρ	2 300η
total amount of loans committed (\$m).....	90.1	141.0ρ	150.0η
<i>New Buildings</i>			
new building proposals approved.....	195	184	270τ
plans received and processed.....	16 540	17 404	18 000τ
occupation permits issued.....	185	140υ	200ε
gross floor area of proposed new buildings approved (in 1 000 m ²).....	2 094	2 049	4 000τ
site inspections made‡.....	5 372	5 206	10 000ω
sites inspected.....	1 206	1 258	1 200
hoarding permits issued or renewed.....	824	914	880

ə The decrease in 2013 was due to the drop in reports received from the public.

λ The number of removal orders is anticipated to reduce as the number of buildings targeted for the LSOs on removal of UBWs and building dilapidation will be reduced and resources will be redeployed to clear the backlog of outstanding removal orders.

Θ The number is anticipated to reduce as more buildings are selected for issue of mandatory inspection notices instead of repair/investigation orders for the implementation of MBIS since mid-2012.

Δ The decrease in 2013 was due to the exceptional workload associated with the implementation of the scheme, more efforts being spent to attend to an overwhelming volume of public enquiries and requests for on-site briefing sessions from building owners at the initial stage of implementation, and a revised interpretation of projections on the exteriors of buildings which has the effect of reducing the number of notices required to be served.

@ The estimate in 2014 has taken into account the expected increase in productivity after the transitional period.

Φ New indicator as from 2014 upon the issue of notices under MBIS in 2013.

Λ The decrease in 2013 was due to the exceptional workload associated with the implementation of the scheme and more efforts being spent to attend to an overwhelming volume of public enquiries and requests for on-site briefing sessions from building owners at the initial stage of implementation.

α The estimate in 2014 has taken into account the actual number of MWIS notices issued in 2013 and to be issued in 2014.

β The estimated increase in the numbers of sub-divided flats inspected and rectified of irregularities in 2014 is due to the enhanced yearly target of inspecting 330 buildings.

γ The number is anticipated to decrease because of the increase in complexity of the remaining cases which involve fewer individual owners. More efforts will be spent in enforcing outstanding directions.

θ Since the remaining number of specified commercial buildings in multiple ownership and with directions yet to be issued has decreased, the corresponding number of directions to be issued will decrease in the coming years.

δ Many directions issued with relatively simple requirements have been discharged and difficult cases are accumulating.

^ Since the remaining number of target composite buildings in multiple ownership and with directions yet to be issued has decreased, the corresponding number of directions to be issued will decrease in the coming years.

⊠ The increase in the numbers was due to growing public awareness of the simplified requirements for the carrying out of minor works and the implementation of the MBIS and MWIS.

◇ In view of the growing public awareness of the Minor Works Control System and the implementation of MBIS, it is anticipated that more building owners are willing to have their household minor works items validated.

Revised description of previous indicator “large unauthorised signboards - removal order issued” as from 2014. The removal orders issued comprise those on signboards (of large size) ineligible for the validation scheme and signboards (of smaller size) that are eligible but have not joined the validation scheme. The increase in the number of removal orders to be issued is due to the central handling of enforcement actions against unauthorised signboards by the Signboard Control Unit commencing in 2014 and the full implementation of the Validation Scheme for Unauthorised Signboards since September 2013.

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- Ω The previous indicator “large unauthorised signboards - large unauthorised signboards removed” and previous target “large unauthorised signboards targeted for removal” are subsumed under this new indicator as from 2014 to cover signboards validated and all types of unauthorised signboards removed, including large unauthorised signboards. The increase in the number is due to the central handling of enforcement actions against unauthorised signboards by the Signboard Control Unit commencing in 2014 and the full implementation of the Validation Scheme for Unauthorised Signboards since September 2013.
- φ Previous target “dangerous/abandoned signboards removed/repaired” is transferred to become this new indicator as from 2014 upon implementation of the Validation Scheme for Unauthorised Signboards.
- φ New indicator as from 2014 upon implementation of the Validation Scheme for Unauthorised Signboards.
- ρ The increase in the number of loan applications processed or approved and the amount of loans committed in 2013 is due to the increasing trend in the number of loan applications, coupled with the implementation of the MBIS and MWIS which are expected to have a stimulation effect on loan applications.
- η It is anticipated that the increasing trend in the number of loan applications processed and approved will continue in the coming year, which is partly due to the implementation of MBIS and MWIS.
- τ The estimate in 2014 has taken into account the increase in the number of applications for approval of general building plans arising from the increase in land supply for private developments.
- υ The decrease in the number of occupation permits issued was due to the decrease in the number of construction projects completed during the period.
- ε The estimated increase in 2014 is mainly due to the increase in housing supply.
- ‡ Revised description of previous indicator “site audit checks made” as from 2014.
- ω The estimated increase in 2014 is due to the extension of scope of the site inspections to be counted to include site audit checks, routine inspections and inspections in response to reports from members of the public on site safety and quality of construction works.

Matters Requiring Special Attention in 2014–15

- 8 During 2014–15, the Department will take forward initiatives in all areas of its work. In particular, it will:
- continue to implement the revised enforcement policy against UBWs introduced since April 2011, which includes extending the scope of actionable UBWs for enforcement action to cover UBWs on rooftops, podiums, yards and lanes; continue to take vigorous enforcement action against UBWs by, inter alia, instigating more prosecutions in 2014; and respond efficiently to reports on UBWs from members of the public;
 - continue the LSO on comprehensive clearance of UBWs on rooftops, flat roofs, yards and lanes of target buildings;
 - continue the LSO on inspection of sub-divided flats in target buildings and rectification of irregularities of building works associated with sub-divided flats;
 - continue the LSO for removal of UBWs in NTEHs that constitute serious contravention of the law and pose higher potential risks to building safety;
 - continue to administer the reporting scheme for UBWs in NTEHs that constitute less serious contravention of the law and pose lower potential risks to building safety;
 - continue the joint-operation with FSD to inspect the common means of escapes at about 6 500 old-style domestic and composite buildings;
 - continue the implementation of OBB to assist owners of old and dilapidated buildings to conduct repair and maintenance works and carry out repair works for about 170 OBB buildings on behalf of the owners;
 - continue to collaborate with HKHS and URA in speeding up the rehabilitation of old buildings by providing technical and financial assistance to owners in need;
 - continue to implement MBIS and MWIS concurrently, targeting 1 000 buildings aged 30 years or above which require mandatory inspection and, if necessary, repair of the buildings and windows in 2014;
 - continue the processing of submissions under the Minor Works Control System and the registration of minor works contractors;
 - commence the processing of submissions under the Validation Scheme for Unauthorised Signboards;
 - continue the LSO on removal of large unauthorised signboards and commence a new LSO on removal of signboards that are not validated on target buildings or target streets;
 - make permanent the operation of the Joint Office with FEHD to handle public reports about water seepage problems;
 - commence a consultancy study on the latest technological methods in identifying the sources of water seepage in buildings;
 - continue the publicity and public education campaign to disseminate building safety messages to building owners, occupants, building professionals, contractors, workers, property management personnel, students and the general public, and foster a building safety culture;

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- review the Building (Minor Works) Regulation (Cap. 123N) by formulating new and refined minor works items as well as new prescribed building works items for validation to facilitate building owners in carrying out new and/or maintaining existing small scale minor works;
- continue to assist Development Bureau to prepare for the amendments to the building regulations to introduce performance-based standards and modernise technical requirements in respect of construction and drainage of buildings;
- continue to implement the package of new measures to foster a quality and sustainable built environment introduced since April 2011;
- continue to provide technical advice on building plan submissions involving adaptive re-use of and alteration and addition works to heritage buildings to facilitate the approval process and to process such submissions;
- implement the design and construction guidelines for improving energy efficiency in residential buildings developed by the consultancy study;
- continue with the consultancy study on the comprehensive review of the Building (Planning) Regulations with a view to updating and modernising the requirements;
- continue with the consultancy study to review and make recommendations on modernising the Code of Practice on Wind Effects in Hong Kong 2004 to bring it in line with contemporary international standards and design approaches and to meet the latest development in wind engineering and meteorological data;
- commence a consultancy study to formulate a Code of Practice for Seismic-resistant Building Design Standards for the introduction of statutory seismic design requirements for new buildings in Hong Kong;
- continue with the consultancy study to develop a set of material, design, construction and quality assurance standards for the structural use of glass in buildings;
- continue with the review of the Code of Practice for Foundations with a view to updating the existing requirements and modernising the Code; and
- commence preparation for implementing a product certification system for materials used in private building developments.

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ANALYSIS OF FINANCIAL PROVISION

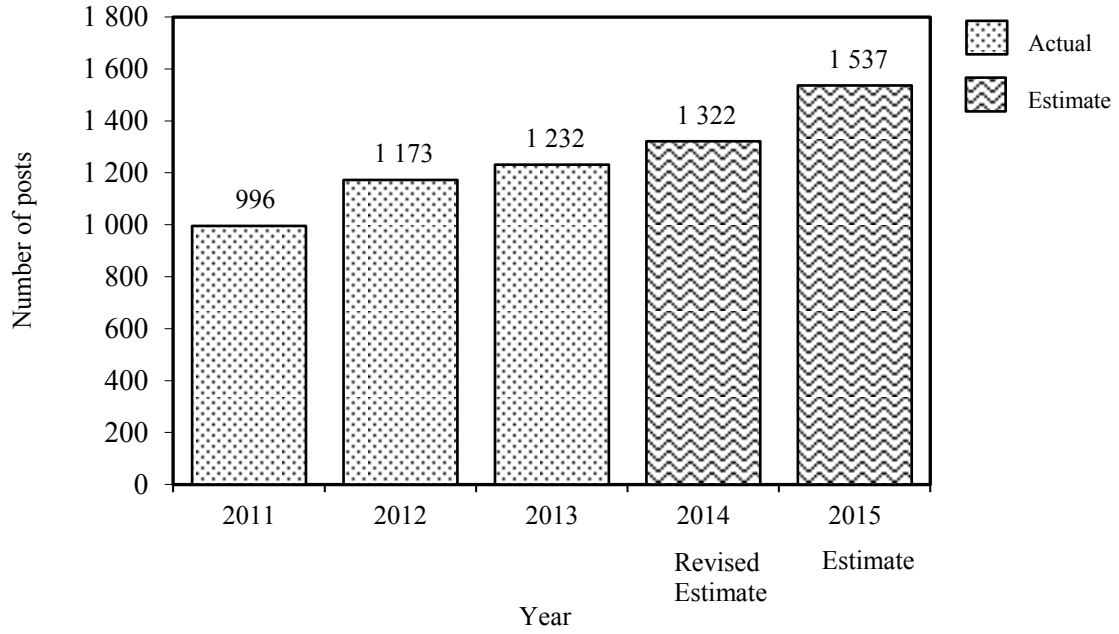
	2012-13 (Actual) (\$m)	2013-14 (Original) (\$m)	2013-14 (Revised) (\$m)	2014-15 (Estimate) (\$m)
Programme				
Buildings and Building Works.....	1,029.8	1,124.9	1,109.6 (-1.4%)	1,175.9 (+6.0%)
				(or +4.5% on 2013-14 Original)

Analysis of Financial and Staffing Provision

Provision for 2014-15 is \$66.3 million (6.0%) higher than the revised estimate for 2013-14. This is mainly due to the increased funding for enhancing enforcement relating to building safety, including enforcement against UBWs, LSOs against sub-divided flats, and processing of building plans. In 2014-15, there will be a net increase of 215 posts including conversion of existing non-civil service contract positions to civil service posts for the continued implementation of the initiatives in enhancing building safety.

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*Changes in the size of the establishment
(as at 31 March)*



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Sub-head (Code)	Actual expenditure 2012-13	Approved estimate 2013-14	Revised estimate 2013-14	Estimate 2014-15	
	\$'000	\$'000	\$'000	\$'000	
Operating Account					
Recurrent					
000	Operational expenses	943,902	1,023,363	1,023,518	1,141,427
227	Payment for Land Registry/Companies Registry Trading Fund services	84,835	101,572	86,107	34,174
	Total, Recurrent	<u>1,028,737</u>	<u>1,124,935</u>	<u>1,109,625</u>	<u>1,175,601</u>
Non-Recurrent					
	General non-recurrent	1,045	—	—	—
	Total, Non-Recurrent	<u>1,045</u>	<u>—</u>	<u>—</u>	<u>—</u>
	Total, Operating Account	<u>1,029,782</u>	<u>1,124,935</u>	<u>1,109,625</u>	<u>1,175,601</u>
Capital Account					
Plant, Equipment and Works					
661	Minor plant, vehicles and equipment (block vote)	—	—	—	300
	Total, Plant, Equipment and Works	<u>—</u>	<u>—</u>	<u>—</u>	<u>300</u>
	Total, Capital Account	<u>—</u>	<u>—</u>	<u>—</u>	<u>300</u>
	Total Expenditure	<u><u>1,029,782</u></u>	<u><u>1,124,935</u></u>	<u><u>1,109,625</u></u>	<u><u>1,175,901</u></u>

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Details of Expenditure by Subhead

The estimate of the amount required in 2014–15 for the salaries and expenses of the Buildings Department is \$1,175,901,000. This represents an increase of \$66,276,000 over the revised estimate for 2013–14 and of \$146,119,000 over actual expenditure in 2012–13.

Operating Account

Recurrent

2 Provision of \$1,141,427,000 under *Subhead 000 Operational expenses* is for the salaries, allowances and other operating expenses of the Buildings Department. The increase of \$117,909,000 (11.5%) over the revised estimate for 2013–14 is mainly due to the increased funding for enhancing enforcement relating to building safety, including enforcement against unauthorised building works, large scale operations against sub-divided flats, and processing of building plans.

3 The establishment as at 31 March 2014 will be 1 322 posts including two supernumerary posts. It is expected that there will be a net increase of 215 posts in 2014–15. Subject to certain conditions, the controlling officer may under delegated power create or delete non-directorate posts during 2014–15, but the notional annual mid-point salary value of all such posts must not exceed \$674,910,000.

4 An analysis of the financial provision under *Subhead 000 Operational expenses* is as follows:

	2012–13 (Actual) (\$'000)	2013–14 (Original) (\$'000)	2013–14 (Revised) (\$'000)	2014–15 (Estimate) (\$'000)
Personal Emoluments				
- Salaries.....	648,082	682,983	694,324	793,944
- Allowances.....	6,462	8,421	8,013	10,391
- Job-related allowances.....	37	47	48	48
Personnel Related Expenses				
- Mandatory Provident Fund contribution.....	3,150	3,005	2,775	5,941
- Civil Service Provident Fund contribution.....	15,348	20,483	20,501	26,602
Departmental Expenses				
- Hire of services and professional fees	88,066	112,041	86,839	105,856
- Contract maintenance	2,151	2,355	1,855	2,159
- General departmental expenses	180,606	194,028	209,163	196,486
	943,902	1,023,363	1,023,518	1,141,427

5 Provision of \$34,174,000 under *Subhead 227 Payment for Land Registry/Companies Registry Trading Fund services* is for the payment of fees to the Land Registry and Companies Registry for providing ownership information and registration of orders/notices/directions. The decrease of \$51,933,000 (60.3%) against the revised estimate for 2013–14 is mainly due to the decreased requirement for ownership checks and registration in Land Registry under the Mandatory Building Inspection Scheme and the Mandatory Window Inspection Scheme following the downward adjustment of the number of buildings to be targeted for prescribed building and window inspection in 2014.

Capital Account

Plant, Equipment and Works

6 Provision of \$300,000 under *Subhead 661 Minor plant, vehicles and equipment (block vote)* is for purchasing new equipment.