

Building Safety Enforcement Against UBW 樓宇安全 – 僭建物的執法



Outline

大綱

- Legislation and control framework
法例及規管架構
- Unauthorised building works (UBW) enforcement policy
僭建物執法政策
- Large-scale operations (LSO)
大規模行動
- Multi-pronged approach to enhance building safety
以多管齊下方式加強樓宇安全
- Challenges
挑戰

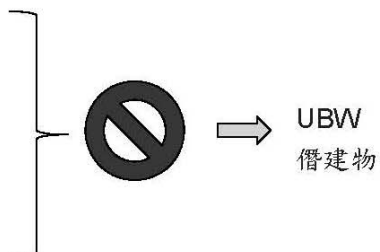
Legislation and Control Framework

法例和規管架構

Control under Buildings Ordinance (Cap. 123)

《建築物條例》(第123章) 的規管

- Approval and consent
審批工程
- Minor works
小型工程
- Exempted works
豁免審批工程



Enforcement

執法

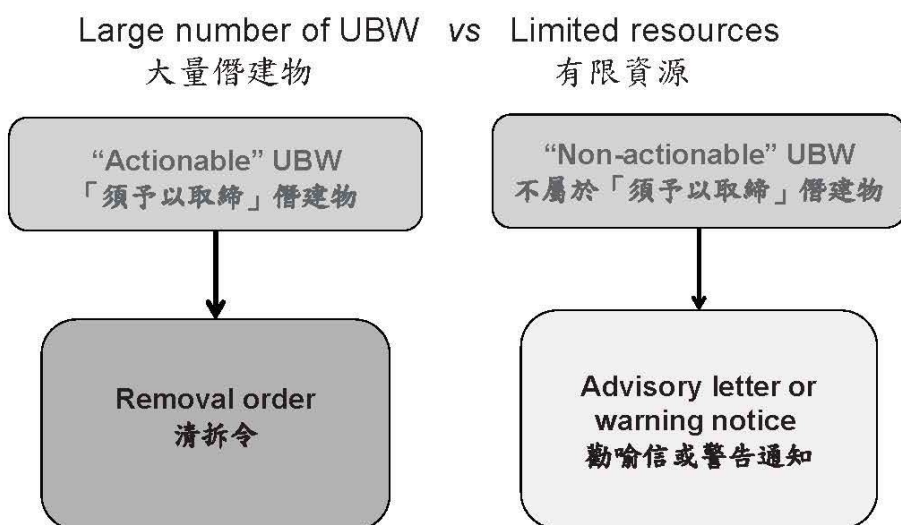
- may issue removal orders
可發出清拆令

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UBW Enforcement Policy 僭建物執法政策



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UBW Enforcement Policy 僭建物執法政策

Before 前	1.4.2011	After 後
<p>“Actionable” UBW mainly include 「須予以取締」僭建物主要包括</p> <ul style="list-style-type: none"> ■ constituting obvious or imminent danger 構成明顯威脅或迫切危險 ■ newly constructed or under construction 新建或建造中 ■ constituting serious hazard or environmental nuisance 嚴重危害健康或對環境造成滋擾 		<p>Expanded scope of “Actionable” UBW 擴大「須予以取締」僭建物範圍</p> <ul style="list-style-type: none"> ■ all UBW on exterior of buildings such as rooftop-podium-lane UBW 所有位於樓宇外部僭建物，例如天台、平台、天井及後巷僭建物

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Large-scale Operation 大規模行動

- Specific types of UBW
特定類型僭建物
 - UBW on external walls
外牆僭建物
 - Illegal rooftop structures on single-staircase buildings
單梯樓宇的非法天台僭建物
 - Large advertisement signboards
大型廣告招牌
- Orderly and systematic approach
有秩序及有系統方式

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Large-scale Operation 大規模行動



Before
行動前



After
行動後

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LSO on Rooftop-podium-lane UBW

針對「天台、平台、天井
及後巷僭建物」的大規模行動



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LSO on Sub-divided Flats

針對「劏房」的大規模行動

- Common misunderstanding : SDF are unsafe and unauthorised
一般誤解：劏房不安全及不合法
- Issue removal orders / discontinuation orders
發出清拆／終止用途命令



Actionable UBW
須予以取締
僭建物

- Serious fire safety problems
嚴重消防安全問題
- Overloading leading to imminent structural danger
樓宇結構負荷過重
- Water seepage causing serious health hazard or environmental nuisance
引致嚴重危害健康或環境滋擾的滲水問題

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LSO on Sub-divided Flats 針對「劏房」的大規模行動

Domestic SDF in Industrial Buildings 工業大廈內的住用「劏房」



- Total ban – dispossession of occupants
全面取締 – 住戶遷出
- Risk-oriented approach - selection of industrial buildings with more SDF
「風險導向」原則 - 揀選較多「劏房」的工業大廈
- Step up prosecution
加強檢控

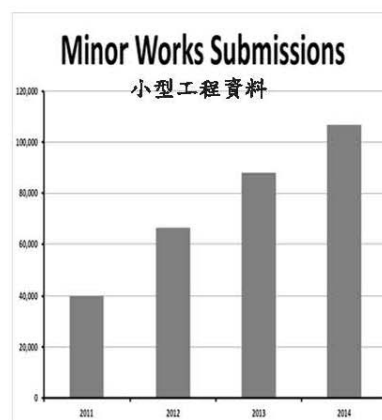


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Multi-pronged Approach to Enhance Building Safety 以多管齊下方式加強樓宇安全

Legislation 立法

- Minor Works Control System (2010)
小型工程監管制度
Minor works submissions
小型工程資料
□ 2011-14 > 300,000
- SDF – MW items (2012)
「劏房」的小型工程項目
Minor works submissions
小型工程資料
□ 2012-14 > 6,000



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Multi-pronged Approach to Enhance Building Safety 以多管齊下方式加強樓宇安全

Legislation

立法

- Entry Warrant (2012)
入屋手令
- Mandatory Building and Window Inspection Schemes (2012)
強制驗樓及驗窗計劃
- Validation Scheme for Unauthorised Signboards (2013)
違例招牌檢核計劃



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Multi-pronged Approach to Enhance Building Safety 以多管齊下方式加強樓宇安全

Enforcement

執法

- LSO, reported cases
大規模行動、舉報個案
- removal orders, prosecution or default works
清拆令、檢控
或進行未履行工程
- special operations in response to major incidents
回應重大事故的特別行動



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Major Incident 重大事故



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Multi-pronged Approach to Enhance Building Safety 以多管齊下方式加強樓宇安全

Support and Assistance to Owners 對業主的支援及協助

- Building Safety Loan Scheme
樓宇安全貸款計劃
- IBMAS
樓宇維修綜合支援計劃
- Social services
社工支援服務
- Meetings / briefings
會議、簡介會
- Operation Building Bright (launched in 2009)
樓宇更新大行動 (2009年推出)



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Multi-pronged Approach to Enhance Building Safety 以多管齊下方式加強樓宇安全

Publicity and Public Education 宣傳及公眾教育

- Briefings
簡介會
- Guidelines
指引
- Mobile applications
流動應用程式
- Announcement in the public interest
宣傳短片和聲帶
- Short video films
短片



Mobile Application

BD@YouTube

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Multi-pronged Approach to Enhance Building Safety 以多管齊下方式加強樓宇安全

Publicity and Public Education 宣傳及公眾教育

- Large-scale publicity event
大型宣傳項目
 - Building Safety Week (Mar 2015)
樓宇安全週
 - Roadshows
巡迴展覽
 - Comic drawing competitions for students
學生漫畫創作比賽
 - Photo competition for general public
公眾攝影比賽
 - Building safety pioneer programme
樓宇安全學生大使計劃



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Challenges

挑戰

- Rapidly ageing building stock
樓宇急速老化
- Huge number of UBW
大量僭建物
- Weak building safety culture
樓宇安全文化仍然薄弱
- Lack of building management in old buildings
舊樓欠缺管理
- Public accord and participation
公眾認同及參與



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Thank you
謝謝

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