

## 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

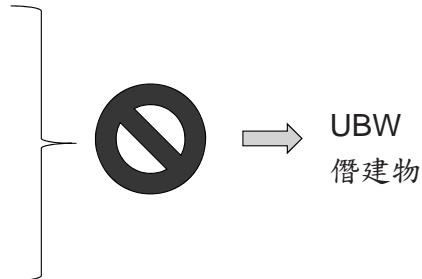
## Legislation and Control Framework

### 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

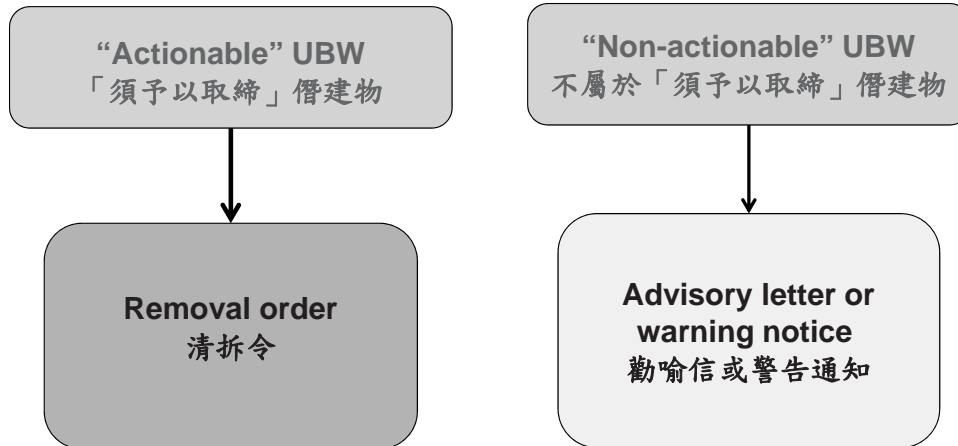
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## UBW Enforcement Policy 僭建物執法政策

Large number of UBW vs Limited resources  
大量僭建物 有限資源



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## UBW Enforcement Policy 僭建物執法政策

Before 前	1.4.2011	After 後
<p><b>“Actionable” UBW</b> mainly include 「須予以取締」僭建物主要包括</p> <ul style="list-style-type: none"> <li>■ constituting obvious or imminent danger 構成明顯威脅或迫切危險</li> <li>■ newly constructed or under construction 新建或建造中</li> <li>■ constituting serious hazard or environmental nuisance 嚴重危害健康或對環境造成滋擾</li> </ul>		<p><b>Expanded scope of “Actionable” UBW</b> 擴大「須予以取締」僭建物範圍</p> <ul style="list-style-type: none"> <li>■ 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</li> </ul>

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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

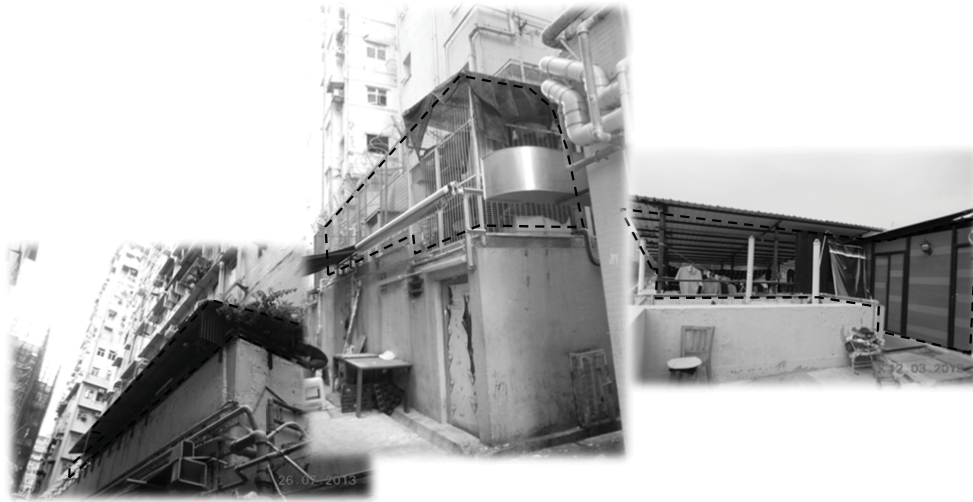


After  
行動後

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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

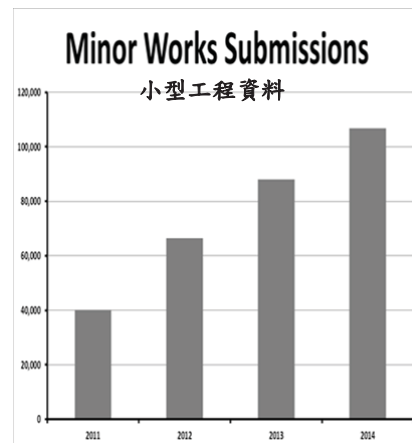


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## Multi-pronged Approach to Enhance Building Safety 以多管齊下方式加強樓宇安全

### 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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