

Head 82 — BUILDINGS DEPARTMENT

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

Estimate 2006–07 **\$778.9m**

Establishment ceiling 2006–07 (notional annual mid-point salary value) representing an estimated 825 non-directorate posts as at 31 March 2006 and as at 31 March 2007 **\$306.0m**

In addition, there will be an estimated 30 directorate posts as at 31 March 2006 and as at 31 March 2007.

Commitment balance **\$12.9m**

Controlling Officer's Report

Programme

Buildings and Building Works

This programme contributes to Policy Area 22: Buildings, Lands and Planning (Secretary for Housing, Planning and Lands) and Policy Area 31: Housing (Secretary for Housing, Planning and Lands).

Detail

	2004–05 (Actual)	2005–06 (Original)	2005–06 (Revised)	2006–07 (Estimate)
Financial provision (\$m)	735.7	768.3	757.8 (–1.4%)	778.9 (+2.8%)
				(or +1.4% on 2005–06 Original)

Aim

2 The aim is to promote building safety, enforce building standards 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 buildings in the private sector through enforcement of the Buildings Ordinance.

4 As regards existing buildings, the services provided include reducing dangers and nuisances caused by unauthorised building works and advertisement signboards; promoting proper repairs and maintenance of old buildings, drainage and slopes; considering and approving alteration and addition works; improving fire safety 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 2005, the Department continued to take enforcement action against unauthorised building works and follow up action on defective drainage. In addition, the Department:

Existing Buildings

- further streamlined the processing of applications for food business premises by reducing the processing time for vetting revised plans in respect of Application Vetting Panel cases and by requiring private practitioners to certify compliance with building safety requirements;
- strengthened the service of inspecting unauthorised building works under construction within 48 hours by assigning additional outsource contractors to carry out the inspection;
- continued to enforce and clear 29 080 outstanding removal orders;
- increased the number of prosecutions against failure to comply with removal orders on unauthorised building works from 1 664 in 2004 to 2 962 in 2005;
- extended the electronic records management system for storage and retrieval of building plans and records in the form of electronic images to cover all districts of the territory;

Head 82 — BUILDINGS DEPARTMENT

- reviewed the operation of the pilot joint office with the Food and Environmental Hygiene Department to handle public complaints about water seepage problems;
- took actions to complete the follow-up work on the outstanding drainage orders issued in respect of private buildings and hygiene blackspots in the wake of the Severe Acute Respiratory Syndrome outbreak;
- in collaboration with the Hong Kong Housing Society, implemented a modified Co-ordinated Maintenance of Building Scheme to assist owners of 150 target buildings in carrying out the required repair/improvement works;

New Buildings

- commenced consultation on the revised requirements on the provision of facilities in buildings for persons with a disability and the elderly persons;
- continued the review of the Buildings Ordinance and Regulations involving the modernisation of construction, drainage and planning standards;
- issued a new code of practice on structural use of steel;
- introduced an integrated site supervision system for building works and street works to replace the previous site safety supervision system; and
- established a statutory register of geotechnical engineers and commenced the mandatory requirement of appointment of registered geotechnical engineers for geotechnical elements of building works and street works in accordance with the Buildings (Amendment) Ordinance 2004.

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

Targets

	Target	2004 (Actual)	2005 (Actual)	2006 (Plan)
<i>24-hour emergency services</i>				
responding to emergencies within three hours (%).....	100	96.9	99	100
<i>Non-emergency services for reports on unauthorised building works under construction</i>				
responding to reports within 48 hours (%)..	100	97.4	99.5	98
<i>Existing Buildings</i>				
buildings targeted for clearance of unauthorised building works	1 000/year	1 027	1 000	1 000
buildings covered by the Co-ordinated Maintenance of Buildings Scheme	150/year	—Ω	150	150
single-staircase buildings improved under rooftop structure clearance operations‡	700/year	714	705	700
prescribed commercial premises inspected for improvement of fire safety measuresΔ.....	150/year	216	190	190
specified commercial buildings inspected for improvement of fire safety measures¶.....	140/year	159	148	140
composite buildings inspected for improvement of fire safety measures.....	900/year	1 007	908	900
advertisement signboards removed/ repaired.....	1 200/year	1 496	1 597	1 400
advising on restaurant licence applications under the Application Vetting Panel system within 14 days (%).....	100	95	96	95
making existing building records available for public viewing within ten days (%).....	100	94	94.5	94
<i>New Buildings</i>				
processing building plans within 60 days for new submissions (%).....	100	100	99.9	100

Head 82 — BUILDINGS DEPARTMENT

	Target	2004 (Actual)	2005 (Actual)	2006 (Plan)
within 30 days for resubmissions (%)	100	100	99.9	100
processing within 28 days applications for consent to commence building works (%)	100	99.9	99.9	100
processing within 14 days applications for occupation permits (%)	100	100	100	100
processing applications for hoarding permits§				
within 60 days for first applications (%)	100	—	—	100
within 30 days for re-applications, fast tracks or renewals (%)	100	—	—	100

Ω There was no target for 2004 as the scheme was under review.

‡ Against the April 2001 target of completing 4 500 buildings within seven years, 3 090 buildings have so far been cleared of rooftop structures.

§ New target as from 2006.

Indicators

	2004 (Actual)	2005 (Actual)	2006 (Estimate)
<i>24-hour emergency services</i>			
emergency reports attended to	872	1 182	1 200
<i>Non-emergency services for reports on unauthorised building works under construction</i>			
reports attended to	3 037	3 520	3 000
<i>Existing Buildings</i>			
unauthorised building works			
reports from members of the public attended to	24 577	26 965	25 000
warning notices issuedβ	—	2 184	8 000
removal orders issued	27 805	25 007	25 000
prosecutions against failure to comply with removal orders	1 664	2 962	3 000
unauthorised structures removed and irregularities rectified	41 210	40 365	40 000
dilapidated buildings			
reports from members of the public attended to	11 685	15 523	15 000
repair orders issued	1 593	901 [^]	800
buildings repaired	2 194 ^α	1 581	1 000
dangerous slopes			
repair orders issued	160	168	140
dangerous slopes repaired	137	104	140
prescribed commercial premisesΔ			
fire safety directions issued	200	219	200
fire safety directions discharged	113	100	110
specified commercial buildings¶			
fire safety improvement directions issued	3 082	3 339	3 000
fire safety improvement directions discharged	1 598	2 291	2 000
composite buildings issued with advisory letters to improve fire safety	1 000	900	900
licence/registration applications processed (restaurants, places of public entertainment, tutorial schools, etc.)	7 743	8 064	8 000
<i>Comprehensive Building Safety Improvement Loan Scheme</i>			
loan applications processed	2 796	2 647	2 800
loan applications approved	2 439	2 486	2 500
total amount of loans committed (\$m)	68.9	66.6	70.0
<i>New Buildings</i>			
new building proposals approved	204	269	270
plans received and processed	11 118	11 723	11 700
occupation permits issued	231	264	265

Head 82 — BUILDINGS DEPARTMENT

	2004 (Actual)	2005 (Actual)	2006 (Estimate)
gross floor area of new building proposals approved (in 1 000 m ²)	2 202.0	4 017.7	4 000.0
site audit checks made	6 331	6 379	6 300
sites inspected	1 184	1 073	1 200
hoarding permits issued or renewed#	—	417	420

Δ Under the Fire Safety (Commercial Premises) Ordinance, prescribed commercial premises (PCPs) refer to premises used for banking, off-course betting, jewellery or goldsmith's business, supermarket, department store or shopping arcade, with a floor area exceeding 230m². Up to 31 December 2005, 1 619 PCPs have been jointly inspected with the Fire Services Department (FSD) since the implementation of the Ordinance in May 1997. For the Buildings Department (BD), 1 600 fire safety directions (FSDns) were issued and 962 FSDns were discharged. The upgrading works of 606 PCPs, as required by BD's FSDns, were completed.

¶ Under the Fire Safety (Commercial Premises) Ordinance, specified commercial buildings (SCBs) refer to commercial buildings constructed or designed on or before 1 March 1987 for office, business, trade or any entertainment use. Up to 31 December 2005, 1 240 SCBs have been jointly inspected with FSD since the implementation of the Ordinance as amended in June 1998. For BD, 17 518 fire safety improvement directions (FSIDns) were issued and 6 284 FSIDns were discharged. The upgrading works of 237 SCBs, as required by BD's FSIDns, were completed.

β New indicator as from 2005 applicable to unauthorised building works where enforcement action is deferred and the warning notice will be registered against the property title pursuant to Buildings (Amendment) Ordinance 2004.

^ The decrease in the number of repair orders issued in 2005 compared with those in 2004 was due to gradual completion of inspection of external drainage pipes under Team Clean initiatives. The number of repair orders, including those issued for external drainage pipes, has returned to normal since 2005.

α The increase in the number of dilapidated buildings repaired in 2004 was due to the large number of repair orders issued in 2003 for the repair of external drainage pipes. The number of dilapidated buildings repaired has returned to normal in 2005 as most of the repair orders issued have been complied with.

New indicator as from 2006.

Matters Requiring Special Attention in 2006–07

8 During 2006–07, the Department will take forward initiatives in all areas of its work. In particular, it will:

- sustain action to improve building safety, targeting 1 000 old buildings for carrying out blitz clearance of unauthorised building works on the external walls and repair of building defects, and 700 single-staircase buildings for clearance of illegal rooftop structures;
- in respect of the removal of unauthorised building works, take vigorous enforcement action to achieve compliance of outstanding removal orders and continue to instigate 3 000 prosecutions in 2006;
- continue to assist the Home Affairs Department in the clearance of environmental hygiene blackspots;
- continue to provide assistance to building owners in maintaining their buildings under the Comprehensive Building Safety Improvement Loan Scheme;
- roll out a web-based system for retrieval of building plans and records in the form of electronic images;
- introduce the first package of legislative amendments to implement a performance-based regulatory system to facilitate modern and innovative building design;
- introduce proposed amendments to the Buildings Ordinance to provide for the statutory control of minor works in existing buildings including, inter alia, alteration and addition, removal of unauthorised building works, and erection and removal of signboards;
- extend the mode of operation of the joint office with the Food and Environmental Hygiene Department to handle public complaints about water seepage problems in the whole territory under a three-year programme having regard to the experience gained from the pilot project in Sham Shui Po district;
- sustain a public education and publicity campaign on the need for periodical safety inspection and maintenance of buildings;
- develop a performance-based fire code to facilitate modern fire safety design of buildings;
- collaborate with the Hong Kong Housing Society and the Urban Renewal Authority in speeding up the rehabilitation of old buildings by providing technical and financial assistance to owners in need;
- assist the licensing authority in the implementation of improvement measures to streamline the processing of cinema licence; and
- prepare for the development of guidelines on sustainable building design.

Head 82 — BUILDINGS DEPARTMENT

ANALYSIS OF FINANCIAL PROVISION

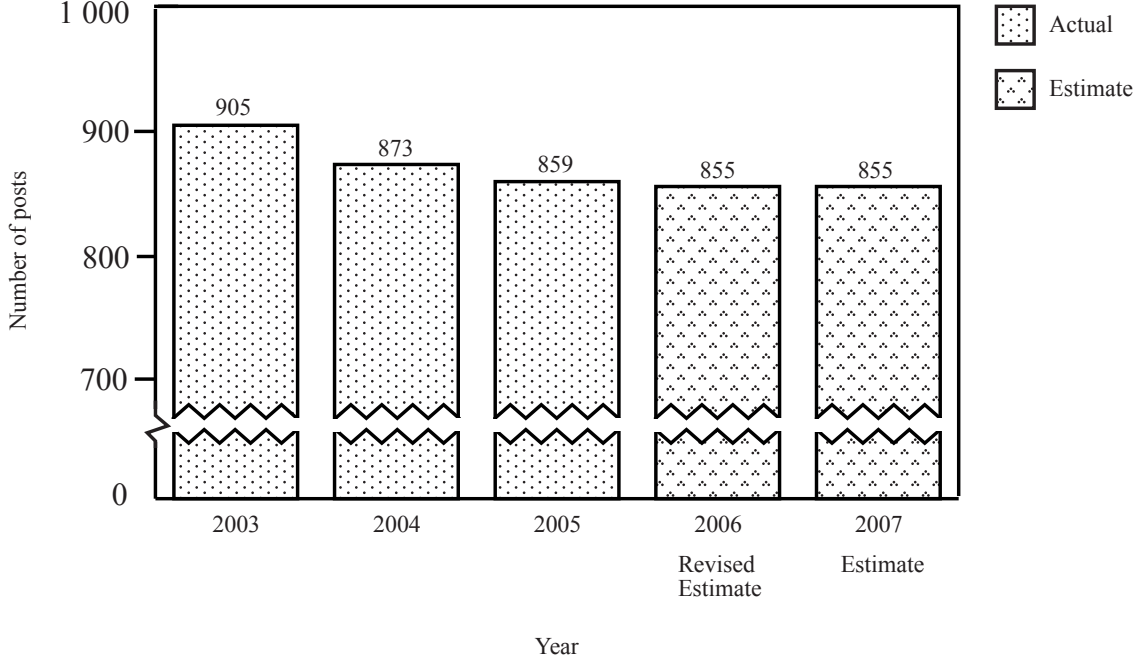
Programme	2004-05 (Actual) (\$m)	2005-06 (Original) (\$m)	2005-06 (Revised) (\$m)	2006-07 (Estimate) (\$m)
Buildings and Building Works.....	735.7	768.3	757.8 (-1.4%)	778.9 (+2.8%)
				(or +1.4% on 2005-06 Original)

Analysis of Financial and Staffing Provision

Provision for 2006-07 is \$21.1 million (2.8%) higher than the revised estimate for 2005-06. This is mainly due to the expansion of the mode of operation of the joint office with the Food and Environmental Hygiene Department to handle public complaints about water seepage problems in the whole territory and additional provision for the implementation of Minor Works Control System.

Head 82 — BUILDINGS DEPARTMENT

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



Head 82 — BUILDINGS DEPARTMENT

Sub-head (Code)	Actual expenditure 2004-05	Approved estimate 2005-06	Revised estimate 2005-06	Estimate 2006-07	
	\$'000	\$'000	\$'000	\$'000	
Operating Account					
Recurrent					
000	Operational expenses	699,570	721,163	712,349	737,529
227	Payment for Land Registry/Companies Registry Trading Fund services	27,869	40,184	35,720	36,490
	Total, Recurrent.....	<u>727,439</u>	<u>761,347</u>	<u>748,069</u>	<u>774,019</u>
Non-Recurrent					
700	General non-recurrent.....	8,308	6,909	9,755	4,895
	Total, Non-Recurrent.....	<u>8,308</u>	<u>6,909</u>	<u>9,755</u>	<u>4,895</u>
	Total, Operating Account.....	<u>735,747</u>	<u>768,256</u>	<u>757,824</u>	<u>778,914</u>
<hr/>					
	Total Expenditure	<u><u>735,747</u></u>	<u><u>768,256</u></u>	<u><u>757,824</u></u>	<u><u>778,914</u></u>

Head 82 — BUILDINGS DEPARTMENT

Details of Expenditure by Subhead

The estimate of the amount required in 2006–07 for the salaries and expenses of the Buildings Department is \$778,914,000. This represents an increase of \$21,090,000 over the revised estimate for 2005–06 and of \$43,167,000 over actual expenditure in 2004–05.

Operating Account

Recurrent

2 Provision of \$737,529,000 under *Subhead 000 Operational expenses* is for the salaries, allowances and other operating expenses of the Buildings Department.

3 The establishment as at 31 March 2006 will be 855 permanent posts. No change in establishment is expected in 2006–07. Subject to certain conditions, the controlling officer may under delegated power create or delete non-directorate posts during 2006–07, but the notional annual mid-point salary value of all such posts must not exceed \$305,972,000.

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

	2004–05 (Actual) (\$'000)	2005–06 (Original) (\$'000)	2005–06 (Revised) (\$'000)	2006–07 (Estimate) (\$'000)
Personal Emoluments				
- Salaries	427,655	417,476	415,951	420,128
- Allowances	5,293	6,253	4,437	4,204
- Job-related allowances	9	18	18	18
Personnel Related Expenses				
- Mandatory Provident Fund contribution	438	435	440	280
- Civil Service Provident Fund contribution	—	—	—	390
Departmental Expenses				
- Hire of services and professional fees	54,786	78,570	66,221	78,679
- Contract maintenance	2,530	2,839	2,526	2,723
- General departmental expenses	208,859	215,572	222,756	231,107
	699,570	721,163	712,349	737,529

5 Provision of \$36,490,000 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.

Head 82 — BUILDINGS DEPARTMENT

Commitments

Sub-head (Code)	Item (Code)	Ambit	Approved commitment	Accumulated expenditure to 31.3.2005	Revised estimated expenditure for 2005–06	Balance
			\$'000	\$'000	\$'000	\$'000
<i>Operating Account</i>						
700	<i>General non-recurrent</i>					
003	Contracting out microfilming of building records		31,260	30,005	625	630
007	Translation and production of codes of practice and design manuals in Chinese.....		500	64	110	326
011	Consultancy to compile a full list of existing private buildings in Hong Kong.....		3,300	—	594	2,706
012	Consultancy to review Code of Practice for Fire Safety in buildings and renovation works.....		9,900	4,340	3,165	2,395
014	In-situ tests on cantilevered slab canopies.....		5,700	4,831	321	548
015	Consultancy to review Building Regulations on drainage of buildings		4,000	2,507	546	947
019	Consultancy study on the seismic effects on buildings in Hong Kong ...		5,300	3,172	1,640	488
020	Consultancy study to draft a Comprehensive Environmental Performance Assessment Scheme for Buildings.....		5,600	2,091	1,464	2,045
021	Consultancy study to draft a Design Manual on Barrier Free Access and Facilities for Persons with a Disability and the Elderly.....		4,500	2,153	62	2,285
022	Consultancy to draft a Limit-State Code for Structural Use of Steel in Hong Kong.....		3,200	2,240	480	480
	Total		73,260	51,403	9,007	12,850