

Head 82 —BUILDINGS DEPARTMENT

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

Estimate 2000–01	\$545.0m
Establishment ceiling 2000–01 (notional annual mid-point salary value) representing an estimated 908 non-directorate posts at 31 March 2000 and rising by 58 posts to 966 posts at 31 March 2001.....	\$345.6m
In addition there will be an estimated 32 directorate posts at 31 March 2000 and at 31 March 2001.	
Capital Account commitment balance	\$39.5m

Controlling Officer's Report

Programme

Buildings and Building Works

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

Detail

	1998–99 (Actual)	1999–2000 (Approved)	1999–2000 (Revised)	2000–01 (Estimate)
Financial provision (\$m)	448.4	504.6 (+12.5%)	499.4 (–1.0%)	545.0 (+9.1%)

Aim

2 The aim is to help in developing and sustaining a safe, healthy and pleasant environment through the promulgation and enforcement of building standards for citizens living and working in private buildings.

Brief Description

3 With this aim, the department provides services to both existing and new buildings through the operation of the Buildings Ordinance.

4 As regards existing buildings, the services provided include eliminating dangers and nuisances by demolishing unauthorised building works and advertisement signboards; removing dangers from old buildings and slopes; approving alteration and addition works; abating fire hazards in buildings and providing advice on the suitability of premises for the issue of licences for specified commercial uses.

5 As regards new buildings, the department scrutinises building plans, makes checks to control the quality of building works, carries out site safety inspections and issues occupation permits upon completion of new buildings.

6 In 1999, the department largely achieved its targets as indicated in paragraph 7 below. In addition to the normal functions and operations to ensure standards of safety and health for private buildings in the territory, the department took the following new initiatives and measures:

Existing Buildings

- launching a special large-scale blitz clearance operation to remove some 8 000 items of unauthorised building works on the external walls of 300 buildings in the territory;
- developing strategies to enhance building safety and to tackle the problem of unauthorised building works;
- developing a control regime for advertisement signboards;
- expediting processing of licence applications, including retrieval and copying of building plans;
- improving the operation of the Building Safety Improvement Loan Scheme to enhance utilisation; and
- finalising the code of practice on the inspection, assessment and repair of existing buildings.

New Buildings

- stepping up efforts to monitor the quality of building works;
- identifying measures to reduce construction and demolition waste;
- commissioning a consultancy study on fire safety standards for buildings;
- implementing a new registration system for general building contractors;
- completing the final phase of a supervision plan system to enhance safety of construction sites;

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- modernising the code of practice on wind effects; and
 - commissioning a consultancy study on the standards for drainage of buildings.
- 7 The key performance measures in respect of buildings and building works are:

Targets

	Target	1998 (Actual)	1999 (Actual)	2000 (Plan)
<i>24-hour Emergency Services</i>				
target time for responding to emergencies ..	3 hours	99.8%	91.9%	100%
<i>Existing Buildings</i>				
no. of buildings cleared of external wall unauthorised building works	300/year§	—	—	300
no. of dangerous canopies and appendages removed	2 000/year	2 175	1 691	2 000
no. of single-staircase buildings improved under rooftop structure clearance operations	200/year	—	95#	200
no. of prescribed commercial premises inspected for improvement of fire safety measures	150/year†	210	152	150
no. of specified commercial buildings inspected for improvement of fire safety measures	140/year‡	110	194	140
no. of advertisement signboards removed/ repaired	1 200/year	752	1 494	1 200
target time for advising on restaurant licence applications under the Application Vetting Panel system	14 days@	99.8%	100%	100%
<i>New Buildings</i>				
target time for processing building plans:				
new submissions	60 days	99.1%	99.4%	100%
re-submissions	30 days	97.3%	98.5%	100%
target time for processing applications for consent to commence building works	28 days	97.1%	98.7%	100%
target time for processing applications for occupation permits	14 days	99.4%	98.3%	100%

§ This is a new target resulting from the large-scale blitz clearance operation to remove unauthorised building works on the external walls of buildings launched towards the end of 1999.

Target for 1999 is 100 single-staircase buildings.

† Prescribed commercial premises include a building or part of a building with a total floor area exceeding 230 m² used for carrying out the following commercial activities : banking (other than merchant banking), off-course betting, jewellery or goldsmith on premises that have a security area, supermarket, hypermarket and department store or shopping arcade. Under the Fire Safety (Commercial Premises) Ordinance, fire safety improvement is required to these premises.

‡ This is a new target starting as from 1999. Specified commercial buildings include commercial buildings constructed or designed on or before 23 March 1973 for office, business, trade or any entertainment use. The Fire Safety (Commercial Premises) Ordinance was amended in March 1998 to extend its scope to cover these buildings. Enforcement actions were implemented since June 1998.

@ This is an enhanced target starting as from 2000. The target prior to 2000 is 30 days.

Indicators

	1998 (Actual)	1999 (Actual)	2000 (Estimate)
<i>24-hour Emergency Services</i>			
no. of emergency reports attended to	473	930	500
<i>Existing Buildings</i>			
no. of reports on unauthorised building works attended to	13 163	17 014	17 000
no. of removal orders issued on unauthorised building works	3 471	14 038	8 500
no. of unauthorised structures removed and irregularities rectified	6 460	7 590	15 000‡
no. of reports on dilapidated buildings attended to	3 812	4 596	4 100
no. of repair orders issued on dilapidated buildings	853	772	680

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	1998 (Actual)	1999 (Actual)	2000 (Estimate)
no. of dilapidated buildings repaired.....	551	839	800
no. of repair orders issued on dangerous slopes	377	212	270
no. of dangerous slopes repaired.....	46	67	50
no. of prescribed commercial premises issued with fire safety directions.....	129	151	120
no. of specified commercial buildings issued with fire safety improvement directions	40	142	140
no. of licence/registration applications processed (restaurants, places of public entertainment, tutorial schools etc.).....	5 105	5 583	5 300
<i>Building Safety Improvement Loan Scheme (BSILS)</i>			
no. of loan applications processed.....	24	111	500
no. of loan applications approved.....	4	56	440
total amount of loans committed (\$m).....	0.12	2.2	11.7
<i>New Buildings</i>			
no. of new building proposals approved	410	296	300
no. of plans received and processed.....	14 626	13 178	13 000
no. of occupation permits issued	375	296	300
gross floor area of new building proposals approved (in 1 000 m ²).....	5 981	5 727	6 000
no. of site-safety inspections made.....	4 079	3 691	4 200#
no. of sites inspected.....	1 473	1 330	1 400

‡ Inclusive of unauthorised dangerous canopies and appendages removed.

The site inspections to be augmented in 2000 will include quality audit checks on building works.

Matters Requiring Special Attention in 2000–01

8 During 2000–01, the department will focus on improving the safety of existing buildings and quality control of new building works. In particular, the department will:

- develop a statutory scheme of preventive maintenance of buildings;
- develop a scheme to control the structural safety of advertisement signboards;
- step up clearance of unauthorised rooftop structures in 200 buildings;
- complete the code of practice on the inspection, assessment and repair of existing buildings;
- develop a computerised database of all existing buildings in the territory;
- upgrade fire safety standards of composite (commercial/residential) buildings when amending legislation is obtained; and
- provide a more efficient building plans retrieval service for the public.

9 On the control of new buildings, the department will:

- step up quality control of building works;
- develop an assurance system for ground investigation works;
- implement means to reduce construction and demolition waste;
- introduce a mandatory requirement for the provision of space for material recovery activities in new private buildings; and
- complete consultancy studies on lighting, ventilation and drainage of buildings.

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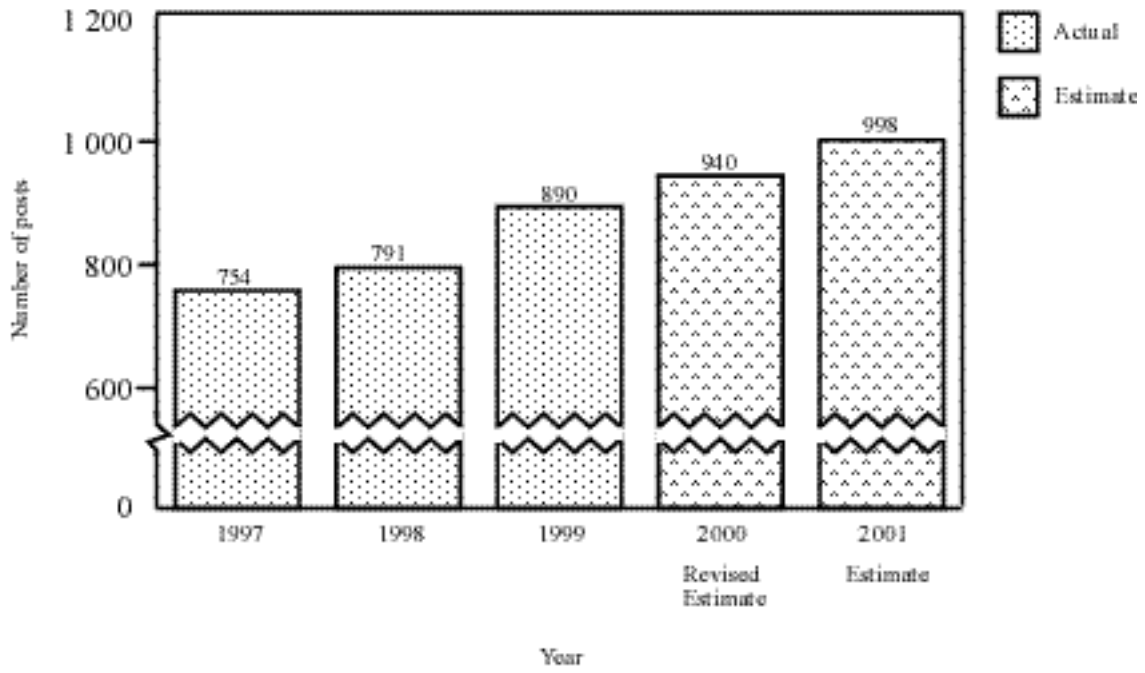
ANALYSIS OF FINANCIAL PROVISION

Programme	1998–99 (Actual) (\$m)	1999–2000 (Approved) (\$m)	1999–2000 (Revised) (\$m)	2000–01 (Estimate) (\$m)
Buildings and Building Works	448.4	504.6 (+12.5%)	499.4 (–1.0%)	545.0 (+9.1%)

Analysis of Financial and Staffing Provision

Provision for 2000–01 is \$45.6 million (9.1%) higher than the revised estimate for 1999–2000. This is mainly due to additional provision to step up the department's efforts to remove unauthorised building works on a more extensive basis, demolish unauthorised rooftop structures on single-staircase buildings, and improve services for retrieval of building plans.

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



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Sub-head (Code)	Actual expenditure 1998-99	Approved estimate 1999-2000	Revised estimate 1999-2000	Estimate 2000-01	
	\$ 000	\$ 000	\$ 000	\$ 000	
Recurrent Account					
I — Personal Emoluments					
001	Salaries.....	396,140	426,345	423,708	441,687
002	Allowances.....	8,338	9,789	9,368	8,092
007	Job-related allowances.....	—	11	4	11
	Total, Personal Emoluments	404,478	436,145	433,080	449,790
III — Departmental Expenses					
111	Hire of services and professional fees.....	1,653	1,866	3,092	3,170
121	Contract maintenance.....	1,608	2,225	2,918	2,961
149	General departmental expenses.....	24,964	38,463	33,990	60,769
	Total, Departmental Expenses	28,225	42,554	40,000	66,900
	Total, Recurrent Account	432,703	478,699	473,080	516,690
Capital Account					
I — Plant, Equipment and Works					
661	Minor plant, vehicles and equipment (block vote).....	340	500	500	650
	Total, Plant, Equipment and Works	340	500	500	650
II — Other Non-Recurrent					
700	General other non-recurrent.....	15,393	25,376	25,800	27,643
	Total, Other Non-Recurrent.....	15,393	25,376	25,800	27,643
	Total, Capital Account.....	15,733	25,876	26,300	28,293
	Total Expenditure	448,436	504,575	499,380	544,983

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Details of Expenditure by Subhead

The estimate of the amount required in 2000–01 for the salaries and expenses of the Buildings Department is \$544,983,000. This represents an increase of \$45,603,000 over the revised estimate for 1999–2000 and of \$96,547,000 on actual expenditure in 1998–99.

Recurrent Account

Personal Emoluments

2 Provision of \$449,790,000 for personal emoluments represents an increase of \$16,710,000 over the revised estimate for 1999–2000 and takes into account new posts likely to be created/deleted in 2000–01.

3 The establishment at 31 March 2000 will be 940 permanent posts. It is expected that a net 58 permanent posts will be created in 2000–01.

4 Subject to certain conditions, the controlling officer may under delegated powers create or delete non-directorate posts during 2000–01, but the notional annual mid-point salary value of all such posts must not exceed \$345,637,000.

5 Provision of \$8,092,000 under *Subhead 002 Allowances* is for standard allowances. The decrease of \$1,276,000 (13.6%) against the revised estimate for 1999–2000 is mainly due to reduced requirement for overtime allowance under the Enhanced Productivity Programme.

6 Provision of \$11,000 under *Subhead 007 Job-related allowances* is for standard job-related allowances. This represents an increase of \$7,000 (175.0%) over the revised estimate for 1999–2000 and is due to the full-year provision for extraneous duties allowance required in 2000–01.

Departmental Expenses

7 Provision of \$3,170,000 under *Subhead 111 Hire of services and professional fees* includes provision for hire of temporary staff, emergency and investigation work carried out under the Buildings Ordinance, and miscellaneous administrative support services.

8 Provision of \$2,961,000 under *Subhead 121 Contract maintenance* includes provision for removal of abandoned and dangerous advertising signs and maintenance of office equipment.

9 Provision of \$60,769,000 under *Subhead 149 General departmental expenses* represents an increase of \$26,779,000 (78.8%) over the revised estimate for 1999–2000. Apart from the full-year provision for new services introduced in 1999–2000, this is mainly due to additional provision to step up the department's efforts to remove unauthorised building works on a more extensive basis, demolish unauthorised rooftop structures on single-staircase buildings, and improve services for retrieval of building plans.

Capital Account

Plant, Equipment and Works

10 Provision of \$650,000 under *Subhead 661 Minor plant, vehicles and equipment (block vote)* represents an increase of \$150,000 (30.0%) over the revised estimate for 1999–2000. This is due to the increased requirement for expenditure on minor plant and equipment.

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Capital Account

Commitments

Sub-head (Code)	Item (Code)	Ambit	Approved commitment	Accumulated expenditure to 31.3.99	Revised estimated expenditure for 1999–2000	Balance
			\$ 000	\$ 000	\$ 000	\$ 000
700		<i>General other non-recurrent</i>				
	003	Contracting out microfilming of building records	31,260	7,894	8,000	15,366
	007	Translation and production of codes of practice and design manuals in Chinese.....	500	49	233	218
	010	Consultancy to study and resolve the technological issues of the proposed Building Safety Inspection Scheme....	6,000	600	4,200	1,200
	011	Consultancy to compile a full list of existing private buildings in Hong Kong	3,300	—	1,650	1,650
	012	Consultancy to review Code of Practice for Fire Safety in buildings and renovation works.....	8,500	—	2,000	6,500
	013	Consultancy to review Building Regulations on lighting and ventilation of buildings.....	6,000	—	2,000	4,000
	014	In-situ tests on cantilevered slab canopies	5,700	—	1,700	4,000
	015	Consultancy to review Building Regulations on drainage of buildings.....	4,000	—	600	3,400
	016	Consultancy for water seepage and drain leakage investigation.....	3,200	—	—	3,200
		Total.....	<u>68,460</u>	<u>8,543</u>	<u>20,383</u>	<u>39,534</u>