

Head 82 — BUILDINGS DEPARTMENT

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

Estimate 2017–18 **\$1,382.9m**

Establishment ceiling 2017–18 (notional annual mid-point salary value) representing an estimated 1 744 non-directorate posts as at 31 March 2017 rising by 55 posts to 1 799 posts as at 31 March 2018..... **\$894.7m**

In addition, there will be an estimated 32 directorate posts as at 31 March 2017 and as at 31 March 2018.

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

	2015–16 (Actual)	2016–17 (Original)	2016–17 (Revised)	2017–18 (Estimate)
Financial provision (\$m)	1,251.8	1,308.7	1,350.2 (+3.2%)	1,382.9 (+2.4%)
				(or +5.7% on 2016–17 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 work of the Department includes reducing dangers and nuisances caused by unauthorised building works (UBWs) including signboards; promoting proper and timely repairs and maintenance of old buildings, drainage and slopes; scrutinising and approving alteration and addition works; processing minor works submissions; 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 2016, 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 to implement the revised enforcement policy against UBWs introduced since April 2011 and respond to reports on UBWs from members of the public;
- continued the large scale operation (LSO) on comprehensive clearance of UBWs on rooftops, flat roofs, yards and lanes in 80 buildings;
- continued the LSO on inspection of sub-divided flats in 100 target buildings, comprising 80 domestic/composite buildings and 20 industrial buildings, and rectification of irregularities of building works associated with the sub-divided flats;
- continued the LSO on removal of large unauthorised signboards and the implementation of the Validation Scheme for Unauthorised Signboards under the Signboard Control System;
- completed village by village survey of 4 437 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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- in collaboration with the Hong Kong Housing Society and the Urban Renewal Authority, continued to implement the Operation Building Bright (OBB);
- implemented the Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme (MWIS) in 500 buildings;
- continued the consultancy study on the latest technological methods in identifying the sources of water seepage in buildings;
- continued to review the Building (Minor Works) Regulation (Cap. 123N) by formulating new and refined minor works items as well as new prescribed building works items to facilitate building owners in carrying out new and/or maintaining existing small scale minor works;
- continued the public education and publicity campaign to disseminate building safety messages to stakeholders to foster a building safety culture; and
- commenced since June 2016 a territory-wide special joint operation with the Fire Services Department (FSD) to inspect and enforce against irregularities affecting fire safety in mini-storages.

New Buildings

- completed the joint benchmarking exercise with the industry on plan submission quality and issued a new Practice Note to facilitate building professionals in the preparation of plans for early approval;
 - continued to offer technical advice on compliance with the BO to facilitate the approval process of building plan submissions involving adaptive re-use of and alteration and addition works to heritage buildings;
 - implemented the design and construction requirements for energy efficiency of residential buildings;
 - continued the 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;
 - commenced the consultation with stakeholders for implementing a product certification system for materials used in private building developments; and
 - continued the review of various building regulations, standards and codes of practice with a view to modernising building design and construction standards.
- 7 The key performance measures in respect of buildings and building works are:

Targets

	Target	2015 (Actual)	2016 (Actual)	2017 (Plan)
<i>24-hour emergency services</i>				
responding to emergencies during office hours (%):				
within 1.5 hours for cases in urban areas.....	100	99.8	100	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	100	90.9	100
responding to emergencies outside office hours (%):				
within two hours for cases in urban areas and new towns in N.T.	100	99.7	100	100
within three hours for cases in other areas in N.T.	100	100	100	100
<i>Non-emergency services for reports on UBWs under construction</i>				
responding to reports within 48 hours (%)	100	99.0	99.8	99.0
<i>Existing Buildings</i>				
buildings targeted for repair and maintenance under OBB.....	—μ	9	—	—
buildings targeted for prescribed inspection and, if necessary, prescribed repair under MBIS	400¶	650	500	400¶
buildings targeted for prescribed window inspection and, if necessary, prescribed window repair under MWIS	400¶	663	500	400¶

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	Target	2015 (Actual)	2016 (Actual)	2017 (Plan)
NTEHs targeted for survey to identify UBWs that constitute serious contravention of the law and pose higher potential risks for priority enforcement action	4 000	5 274	4 437	4 000
buildings targeted for removal of UBWs on rooftops, flat roofs, yards and lanes	80	190	80	80
buildings targeted for rectification of irregularities associated with sub-divided flats including those for domestic use in industrial buildings	100	210	100	100
prescribed commercial premises inspected for improvement of fire safety measures	50	50	38 ^α	50
specified commercial buildings inspected for improvement of fire safety measures	20	20	20	20
composite buildings inspected for improvement of fire safety measures.....	400	400	300 ^α	400
advising on restaurants and places of public entertainment licence applications under the Application Vetting Panel system within 12 working days (%).....	100	99.8	99.9	98.0
making existing building and minor works records in electronic form available for public viewing in Building Information Centre within three working days (%).....	100	99.8	99.6	100
<i>New Buildings</i>				
processing building plans within 60 days for new submissions (%).....	90.0 ^β	94.0	93.9	90.0
within 30 days for re-submissions (%)	90.0 ^β	96.3	94.3	90.0
processing within 28 days applications for consent to commence building works (%)	90.0 ^β	96.4	94.6	90.0
processing within 14 days applications for occupation permits (%)	100	100	100	100

μ The OBB operation has reached its final stage with all remaining target buildings covered in 2015.

¶ The number of buildings planned to be covered by MBIS and MWIS in 2017 is adjusted downwards to 400 due to redeployment of resources for taking enforcement action against non-compliant notices, enhancing assistance to owners to facilitate compliance, and strengthening regulation of service providers.

β The adjustment is to reflect the current practice of allowing an applicant to make minor amendments/ supplements to a submission instead of rejecting the application within the target time frame so as to facilitate applicants in obtaining approval.

Indicators

	2015 (Actual)	2016 (Actual)	2017 (Estimate)
<i>24-hour emergency services</i> emergency reports attended to	845	839	1 000
<i>Non-emergency services for reports on UBWs under construction</i> reports attended to	3 302	2 753	3 000

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	2015 (Actual)	2016 (Actual)	2017 (Estimate)
<i>Existing Buildings</i>			
<i>UBWs</i>			
reports from members of the public attended to	39 281	36 461	36 000
warning notices issued Ω	357	—	—
removal orders issued	12 918	12 901	12 000
prosecutions against failure to comply with removal orders	3 030	3 362	3 300
unauthorised structures removed and irregularities rectified	24 362	26 430	28 000
<i>dilapidated /dangerous buildingsσ</i>			
reports from members of the public attended to	12 777	14 014	14 000
repair/investigation orders issued	589	969 Φ	950
buildings repaired/rectified σ	947	1 017 Φ	1 400
<i>mandatory building inspection</i>			
notices issued ϕ	11 519	5 571	8 000@
notices discharged ϕ	4 247	8 281	8 000@
<i>mandatory window inspection</i>			
notices issued ϕ	123 259	86 280	27 000@
notices discharged ϕ	123 627	151 772	75 000@
<i>NTEHs</i>			
removal orders issued for UBWs in NTEHs	415	529	450
<i>sub-divided flats</i>			
sub-divided flats inspected λ	3 466	3 045 α	2 800§
sub-divided flats rectified of irregularities λ	207	254 \ddagger	280
<i>dangerous slopes</i>			
repair orders issued	106	85	70
dangerous slopes repaired	58	72	60
<i>prescribed commercial premises</i>			
fire safety directions (FSDns) issued	130	108 \square	130
FSDns discharged	110	122	120
<i>specified commercial buildings</i>			
fire safety improvement directions (FSIDns) issued	251	119 \square	170ϵ
FSIDns discharged	702	320 \square	520δ
<i>composite buildings</i>			
FSDns issued	5 857	3 676 \square	5 100
FSDns discharged	1 703	1 828	1 800
licence/registration applications processed (restaurants, places of public entertainment, tutorial schools etc.)	12 752	11 931	12 000
<i>Minor Works Control System</i>			
minor works submissions received	115 832	135 187	130 000
minor works submissions selected for auditing	6 742	7 104	7 200
<i>Signboard Control System</i>			
unauthorised signboards removal orders issued	682	719	750
unauthorised signboards removed/validated	1 215	1 153	950
dangerous/abandoned signboards removed/repaired	1 500	1 566	1 200
reports of unauthorised, dangerous or abandoned signboards from members of the public attended to	2 036	2 171	1 400#
<i>Comprehensive Building Safety Improvement Loan Scheme</i>			
loan applications processed	1 246	998	1 200
loan applications approved	722	1 016	1 000
total amount of loans committed (\$m)	42.8	71.1	70.0
<i>New Buildings</i>			
new building proposals approved	227	220	260
plans processed Θ	18 458	18 723	19 000
<i>gross floor area of proposed new buildings</i>			
approved (in 1 000 m ²)	4 232	3 457	4 000
site inspections made	11 210	11 348	11 000
sites inspected	1 226	1 331	1 300
occupation permits issued	204	230	220

\square The decrease in 2016 was due to redeployment of resources for the territory-wide special joint operation with FSD commenced since June 2016 to inspect and enforce against irregularities affecting fire safety in mini-storages.

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- Ω Indicator removed as from 2016 as this is not a key performance indicator in enforcement work against UBWs.
- ω Revised description of previous indicators “dilapidated buildings” and “buildings repaired” as from 2017 to reflect that certain reports attended to and orders issued may involve buildings that are dangerous with higher fire risks.
- Φ The increase in 2016 was due to enhanced enforcement action against irregularities affecting fire safety in mini-storages.
- φ Revised descriptions of previous indicators “number of notices issued” and “number of notices discharged” as from 2017.
- @ The estimate in 2017 has taken into account the adjustment in work priority. Resources will be redeployed to step up enforcement actions against non-compliant notices, enhancing assistance to owners to facilitate compliance, and strengthening regulation of service providers.
- λ Revised descriptions of previous indicators “number of sub-divided flats inspected” and “number of sub-divided flats rectified of irregularities” as from 2017.
- α The decrease in 2016 was due to less sub-divided flats found in target buildings.
- § The decrease in 2017 is due to the reduction in the number of target buildings in LSOs.
- ‡ The increase in 2016 was due to redeployment of resources to complete outstanding LSOs and clearing the backlog of outstanding removal orders.
- ε 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 gradually.
- # The estimate in 2017 has taken into account the anticipated decrease in the number of dangerous/abandoned signboards and resources will be redeployed to step up enforcement actions against difficult cases.
- ⊖ Revised description of the previous indicator “plans received and processed” as from 2017.

Matters Requiring Special Attention in 2017–18

- 8** During 2017–18, 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 and respond 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 on removal of large unauthorised signboards and the LSO on removal of signboards that are not validated on target buildings or target streets;
 - continue the LSO on removal of UBWs in NTEHs that constitute serious contravention of the law and pose higher potential risks to building safety;
 - complete the consultancy study on the latest technological methods in identifying the sources of water seepage in buildings, including updating guidelines on testing methods for water seepage investigations;
 - 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;
 - complete the review of the Building (Minor Works) Regulation by formulating new and refined minor works items as well as new prescribed building works items 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 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, and to review the relevant guidelines;
 - continue the review of various building regulations, standards and codes of practice with a view to modernising building design and construction standards;
 - continue the 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; and
 - continue to consult stakeholders for implementing a product certification system for materials used in private building developments.

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ANALYSIS OF FINANCIAL PROVISION

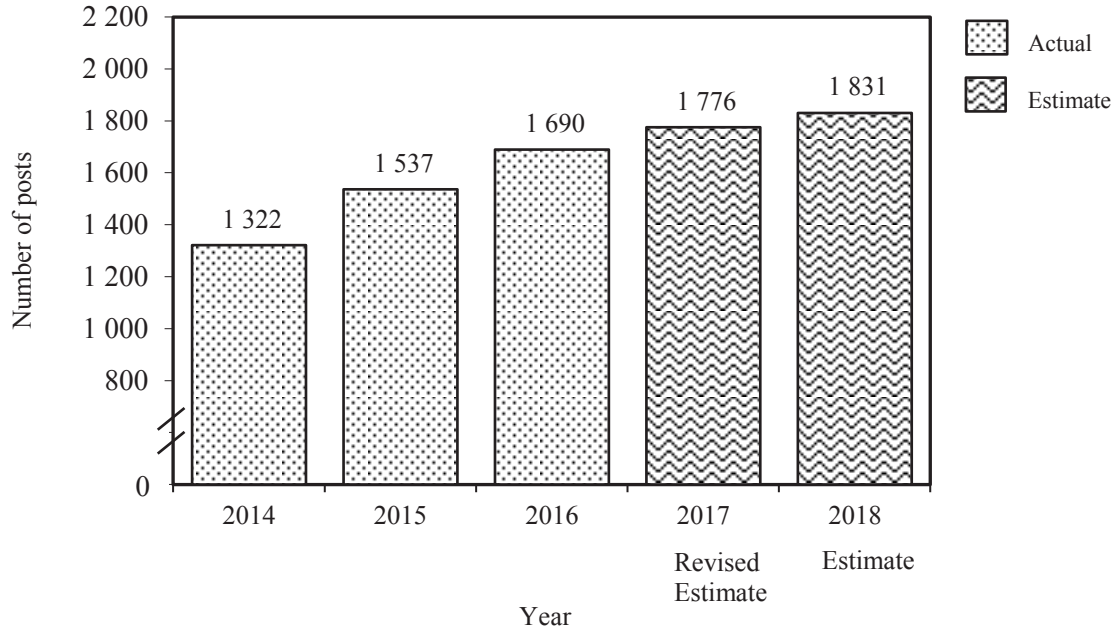
Programme	2015-16 (Actual) (\$m)	2016-17 (Original) (\$m)	2016-17 (Revised) (\$m)	2017-18 (Estimate) (\$m)
Buildings and Building Works.....	1,251.8	1,308.7	1,350.2 (+3.2%)	1,382.9 (+2.4%)
				(or +5.7% on 2016-17 Original)

Analysis of Financial and Staffing Provision

Provision for 2017-18 is \$32.7 million (2.4%) higher than the revised estimate for 2016-17. This is mainly due to the increased provision for stepping up enforcement actions in industrial buildings to improve fire safety and enhancing building safety in non-industrial buildings. In 2017-18, there will be a net increase of 55 posts mainly 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 2015-16	Approved estimate 2016-17	Revised estimate 2016-17	Estimate 2017-18	
	\$'000	\$'000	\$'000	\$'000	
Operating Account					
Recurrent					
000	Operational expenses	1,217,157	1,273,568	1,316,834	1,351,836
227	Payment for Land Registry/Companies Registry Trading Fund services	34,660	35,086	33,378	31,094
	Total, Recurrent	<u>1,251,817</u>	<u>1,308,654</u>	<u>1,350,212</u>	<u>1,382,930</u>
	Total, Operating Account	<u>1,251,817</u>	<u>1,308,654</u>	<u>1,350,212</u>	<u>1,382,930</u>
<hr/>					
	Total Expenditure	<u><u>1,251,817</u></u>	<u><u>1,308,654</u></u>	<u><u>1,350,212</u></u>	<u><u>1,382,930</u></u>

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Details of Expenditure by Subhead

The estimate of the amount required in 2017–18 for the salaries and expenses of the Buildings Department is \$1,382,930,000. This represents an increase of \$32,718,000 over the revised estimate for 2016–17 and \$131,113,000 over the actual expenditure in 2015–16.

Operating Account

Recurrent

2 Provision of \$1,351,836,000 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 2017 will be 1 776 posts including one supernumerary post. It is expected that there will be a net increase of 55 posts in 2017–18. Subject to certain conditions, the controlling officer may under delegated power create or delete non-directorate posts during 2017–18, but the notional annual mid-point salary value of all such posts must not exceed \$894,705,000.

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

	2015–16 (Actual) (\$'000)	2016–17 (Original) (\$'000)	2016–17 (Revised) (\$'000)	2017–18 (Estimate) (\$'000)
Personal Emoluments				
- Salaries.....	894,079	931,367	984,343	1,034,454
- Allowances.....	7,032	8,808	8,236	7,800
- Job-related allowances.....	8	53	46	53
Personnel Related Expenses				
- Mandatory Provident Fund contribution.....	4,927	6,321	5,109	6,195
- Civil Service Provident Fund contribution.....	42,844	51,783	54,401	71,935
Departmental Expenses				
- Hire of services and professional fees	95,497	107,623	110,033	99,947
- Contract maintenance	2,333	2,100	2,000	1,850
- General departmental expenses	170,437	165,513	152,666	129,602
	1,217,157	1,273,568	1,316,834	1,351,836

5 Provision of \$31,094,000 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.