

## Head 82 — BUILDINGS DEPARTMENT

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

**Estimate 2026–27** ..... **\$2,091.1m**

**Establishment ceiling 2026–27** (notional annual mid-point salary value) representing an estimated 2 079 non-directorate posts as at 31 March 2026 reducing by 114 posts to 1 965 posts as at 31 March 2027..... **\$1,266.7m**

In addition, there will be an estimated 32 directorate posts as at 31 March 2026 and 31 March 2027.

### 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).

#### Detail

	2024–25 (Actual)	2025–26 (Original)	2025–26 (Revised)	<b>2026–27 (Estimate)</b>
Financial provision (\$m)	2,128.1	2,104.4	2,099.7 (–0.2%)	<b>2,091.1</b> (–0.4%)
				(or –0.6% on 2025–26 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 the 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 buildings, drainage and slopes; scrutinising and approving alteration and addition works; processing minor works submissions; 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 2025, the Department continued to take enforcement action against UBWs and to require building owners to carry out necessary inspection and repairs to dilapidated buildings. In addition, the Department continued:

##### *Existing Buildings*

- the large scale operation (LSO) on comprehensive clearance of UBWs on rooftops, flat roofs, yards and lanes, as well as unauthorised basements of target buildings;
- LSO on inspection of sub-divided flats in target domestic/composite buildings and industrial buildings, and rectification of irregularities of building works associated with sub-divided flats;
- LSO on removal of large unauthorised signboards and on removal of unauthorised signboards on target streets as well as the implementation of the Signboard Validation Scheme;
- to follow up pursuant to the one-off special operation to inspect the common means of escape of target domestic and composite buildings aged 60 or above to ensure fire and building safety;
- to follow up pursuant to the one-off special scheme to inspect external drainage systems of all private residential and composite buildings exceeding three storeys (Special Drainage Inspection Scheme) to protect public health and safety;

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- the regularised External Wall Inspection Scheme for higher risk buildings with the use of drones and artificial intelligence and carried out or caused the building owners to carry out emergency works to remove obvious danger arising from loose rendering or concrete to safeguard public safety;
- conducting village by village (V-by-V) surveys of 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;
- the consultancy study on wider use of information technology to enhance efficiency of enforcement against dangerous or abandoned signboards;
- the public education and publicity campaign to disseminate building safety messages, including information against unauthorised removal or alteration of structural walls in domestic premises, to stakeholders to foster a building safety culture;
- to adopt a risk-based approach in selecting target buildings for issuing the Mandatory Building Inspection Scheme (MBIS) notices;
- in collaboration with the Urban Renewal Authority (URA), to implement Operation Building Bright 2.0 (OBB 2.0), and sustained tripartite efforts with the Home Affairs Department (HAD) and URA to collaboratively assist owners of old and dilapidated buildings to comply with the requirements of the MBIS to protect public safety;
- in collaboration with the Security Bureau (SB), the Fire Services Department (FSD), URA and HAD via the collaborative platform set up by the Development Bureau (DEVB), to assist owners to comply with fire safety directions and step up enforcement actions; and
- to work with DEVB to develop the legislative proposals to expedite building inspection and repair, rationalise the policy for handling UBWs and enhance building works safety; and commenced preparation for the corresponding legislative amendments to BO.

### *New Buildings*

- to implement the Building Information Modelling (BIM) automated checking tool for area calculations and launched the BIM automated checking tools for sanitary fitments requirements, fire safety requirements, structural plan compatibility assessment and building separation requirements;
  - the consultancy study to review the overall strategy on adoption of BIM for statutory plan submissions and to prepare legislative amendments for mandating electronic submissions;
  - the consultancy study to formulate a new Code of Practice for Seismic-resistant Building Design Standards for the introduction of statutory seismic design requirements for new buildings;
  - the review of various building regulations, standards, practice notes and codes of practice with a view to modernising building design and construction standards and streamlining the development process;
  - to prepare legislative amendments to the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations (Cap. 123I) (B(SSFPDW&L)R) for transforming the existing prescriptive requirements to performance-based standards, as well as rationalising and updating the relevant statutory provisions; and
  - the consultancy study to review the Design Manual: Barrier Free Access 2008 (2024 Edition) and relevant legislation; implemented the first batch of recommendations on elderly-friendly building designs by administrative means; and continued to prepare the legislative amendments to the Building (Planning) Regulations (Cap. 123F) (B(P)R) to implement the second batch of the recommendations on elderly-friendly building designs.
- 7 The key performance measures in respect of buildings and building works are:

### ***Targets***

	Target	2024 (Actual)	2025 (Actual)	<b>2026 (Plan)</b>
<i>24-hour emergency services</i>				
responding to emergencies during office hours (%)				
within 1.5 hours for cases in urban areas .....	100	100	100	<b>100</b>
within two hours for cases in new towns in New Territories (N.T.) ...	100	100	100	<b>100</b>
within three hours for cases in other areas in N.T. ....	100	100	100	<b>100</b>

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	Target	2024 (Actual)	2025 (Actual)	2026 (Plan)
responding to emergencies outside office hours (%)				
within two hours for cases in urban areas and new towns in N.T. ....	100	99.6	100	<b>100</b>
within three hours for cases in other areas in N.T. ....	100	100	100	<b>100</b>
<i>Non-emergency services for reports on UBWs under construction</i>				
responding to reports within 48 hours (%).....	99.0	100	99.8	<b>99.0</b>
<i>Existing Buildings</i>				
buildings targeted for inspection and repair as default works under OBB 2.0§ .....	300	300	302	—§
buildings targeted for prescribed inspection and, if necessary, prescribed repair under MBIS◇ .....	600	600	600	<b>600</b>
buildings targeted for prescribed window inspection and, if necessary, prescribed window repair under Mandatory Window Inspection Scheme (MWIS)◇ .....	600	600	600	<b>600</b>
NTEHs inspected under the V-by-V surveys for identification of UBWs that constitute serious contravention of the law and pose higher potential risks for priority enforcement action .....	6 500μ	6 522	6 253α	<b>6 500</b>
buildings targeted for drainage investigation and repair as default works under the Building Drainage System Repair Subsidy Scheme (DRS)^.....	350	352	—^	—^
buildings targeted for removal of UBWs on rooftops, flat roofs, yards, lanes and basements.....	80	90	90	<b>90</b>
buildings targeted for rectification of irregularities associated with sub-divided flats including those for domestic use in industrial buildings.....	100	100	100	<b>100</b>
prescribed commercial premises inspected for improvement of fire safety measures.....	50	50	50	<b>50</b>
specified commercial buildings inspected for improvement of fire safety measures.....	20	20	20	<b>20</b>
composite/domestic buildings inspected for improvement of fire safety measures.....	400	400	400	<b>400</b>
industrial buildings inspected for improvement of fire safety measures.....	60	60	60	<b>60</b>
advising on restaurants and places of public entertainment licence applications under the Application Vetting Panel system within 12 working days (%).....	98.0	99.7	99.7	<b>98.0</b>
making existing building and minor works records in electronic form available for public viewing in Building Information Centre within three working days (%)...	100	100	100	<b>100</b>

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	Target	2024 (Actual)	2025 (Actual)	2026 (Plan)
<i>New Buildings</i>				
processing building plans				
within 60 days for				
new submissions (%) .....	90.0	98.1	97.8	<b>90.0</b>
within 30 days for				
re-submissions (%).....	90.0	99.1	98.5	<b>90.0</b>
processing within 28 days applications for consent to commence building works (%).....	90.0	99.3	98.7	<b>90.0</b>
approving general building plan submissions of high-yield residential projects on the first or second submission (%)γ .....	80	100	100	<b>80</b>
processing within 14 days applications for occupation permits (%) .....	100	100	100	<b>100</b>

§ Target for 2026 is under review pending DEVB's formulation of a new subsidy scheme in place of OBB 2.0. The funding earmarked for Category 2 buildings under OBB 2.0 was fully committed in 2025. Default repair works for buildings selected would continue in 2026/2027.

◇ Buildings targeted refer to buildings selected by a selection panel each year for issuing statutory notices. If such a building is found demolished or soon to be demolished before the statutory notice is served, it will be replaced by another building from a reserve list endorsed by the selection panel.

μ The target is revised from 4 000 to 6 500 for 2025 onwards having regard to the enhanced use of drones and streamlined workflow in carrying out of the V-by-V surveys.

⊠ The lower number was due to the additional time taken for conducting inspection in one village which is within flight restricted zone.

^ Target removed for 2025 onwards. DRS completed its target to benefit owners of over 3 000 buildings in 2024.

γ For residential projects with 500 units or more and not involving major planning, land or fire safety issues.

### *Indicators*

	2024 (Actual)	2025 (Actual)	2026 (Estimate)
<i>24-hour emergency services</i>			
emergency reports attended to .....	840	890Ω	<b>900</b>
<i>Non-emergency services for reports on UBWs under construction</i>			
reports attended to .....	1 007	994	<b>1 000</b>
<i>Existing Buildings</i>			
<i>UBWs</i>			
reports from members of the public attended to.....	30 412	31 852	<b>30 000</b>
removal orders issued .....	8 074	7 112¶	<b>7 000¶</b>
prosecutions against failure to comply with removal orders.....	3 770	3 540	<b>3 600</b>
unauthorised structures removed and irregularities rectified .....	28 504	29 109	<b>25 000δ</b>
<i>dilapidated/dangerous buildings</i>			
reports from members of the public attended to.....	18 018	19 501φ	<b>18 000</b>
repair/investigation orders issued .....	882	1 240ω	<b>800</b>
buildings repaired/rectified/obvious danger removedΨ.....	3 042	3 045	<b>2 500ε</b>
non-compliant repair/investigation orders for default works.....	133	150	<b>120δ</b>
<i>mandatory building inspection</i>			
notices issued to owners of target buildings.....	4 907	5 660ρ	<b>5 500ρ</b>
notices discharged .....	9 095	9 726τ	<b>8 000η</b>
prosecutions against failure to comply with notices.....	2 582	2 712	<b>2 500</b>
<i>mandatory window inspection</i>			
notices issued to owners of target buildings.....	40 530	38 316	<b>40 000</b>
notices discharged .....	41 245	40 014	<b>42 000</b>
prosecutions against failure to comply with notices.....	311	357‡	<b>600‡</b>
<i>NTEHs</i>			
removal orders issued for UBWs in NTEHs .....	1 291	1 236	<b>1 200</b>

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	2024 (Actual)	2025 (Actual)	2026 (Estimate)
sub-divided flats			
sub-divided flats inspected .....	1 630	1 689	1 500 <sup>Ω</sup>
sub-divided flats rectified of irregularities .....	329	317	320
dangerous retaining walls/slopes			
reports from members of the public attended to .....	471 <sup>@</sup>	491 <sup>@</sup>	400
repair orders issued .....	51 <sup>β</sup>	46 <sup>β</sup>	40
dangerous retaining walls/slopes repaired .....	101	100	95
prescribed commercial premises			
fire safety directions (FSDns) issued .....	197	185	130 <sup>υ</sup>
FSDns discharged .....	216	382	300 <sup>ϕ</sup>
specified commercial buildings			
fire safety improvement directions (FSIDns) issued .....	401	400	200 <sup>υ</sup>
FSIDns discharged .....	733	721	300 <sup>ϕ</sup>
composite/domestic buildings			
FSDns issued .....	2 893	3 040	2 000 <sup>υ</sup>
FSDns discharged .....	4 998	4 831	3 000 <sup>ϕ</sup>
industrial buildings			
FSDns issued .....	1 506	1 231	750 <sup>υ</sup>
FSDns discharged .....	407	473	320 <sup>ϕ</sup>
licence/registration applications processed (restaurants, places of public entertainment, tutorial schools etc.) .....	13 217	12 966	12 500
<i>Minor Works Control System</i>			
minor works submissions received .....	152 731	147 687	145 000
minor works submissions selected for auditing .....	5 116	5 104	5 100
<i>Signboard Control System</i>			
unauthorised signboards removal orders issued .....	936	805 <sup>#</sup>	750 <sup>#</sup>
unauthorised signboards removed/validated .....	2 154	1 759 <sup>#</sup>	1 700 <sup>#</sup>
dangerous/abandoned signboards removed/repaired .....	1 928	1 904	1 900
reports of unauthorised, dangerous or abandoned signboards from members of the public attended to .....	2 743	3 177 <sup>ε</sup>	2 700
<i>Building Safety Loan Scheme</i>			
loan applications processed .....	577	557	850 <sup>α</sup>
loan applications approved .....	453	372 <sup>φ</sup>	680 <sup>α</sup>
total amount of loans committed (\$m) .....	51.9	44.0 <sup>φ</sup>	57.0 <sup>α</sup>
<i>New Buildings</i>			
new building proposals approved .....	167	121 <sup>Δ</sup>	120 <sup>Δ</sup>
plans processed .....	15 598	14 432	15 000
gross floor area of proposed new buildings approved (in 1 000 m <sup>2</sup> ) .....	2 807	1 770 <sup>Θ</sup>	1 850
site inspections made .....	12 591	11 941	11 000
sites inspected .....	1 327	1 241	1 300
occupation permits issued .....	216	196 <sup>Δ</sup>	200 <sup>Δ</sup>

Ω The higher actual number in 2025 was due to more emergency reports received in 2025.

¶ The lower actual/estimated number in 2025/2026 was/is due to decrease/expected decrease in number of UBWs identified as some target buildings were/will be low-rise buildings.

δ The lower estimated numbers in 2026 are mainly due to more complicated cases requiring enhanced support by the Department.

φ The higher actual number in 2025 was due to more public reports received.

ω The higher actual number in 2025 was due to increase in the number of drainage repair orders issued for cases previously held up by a judicial review proceeding which was subsequently determined in late 2024.

Ψ Revised description of the previous indicator “buildings repaired/rectified” for 2025 onwards to include removal of obvious danger under the External Wall Inspection Scheme.

α The lower estimated number in 2026 is due to more complicated outstanding orders requiring enhanced support by the Department.

ρ The higher actual/estimated number in 2025/2026 was/is due to the increase in the number of selected target buildings with projections on the exterior of buildings under the revised building scoring system implemented in 2024.

τ The higher actual number in 2025 was due to stepped-up enforcement actions and enhanced support rendered by the Department to owners for complying with the notices.

η The lower estimated number in 2026 is due to more complicated cases requiring enhanced support by the Department.

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- ‡ The higher actual number in 2025 was due to stepped-up prosecutions against long outstanding non-compliant MWIS notices. The number is estimated to further increase in 2026 taking into account the recommendations of the Audit Commission in its Director of Audit's Report No. 84.
- λ The lower estimated number in 2026 is due to the expected decrease in number of reports received or handled by the Department after the Basic Housing Units Ordinance (Cap. 658) which will come into effect on 1 March 2026.
- @ The higher numbers in 2024 and 2025 were due to more public reports received in those years.
- β The higher numbers in 2024 and 2025 were due to more retaining walls/slopes requiring issue of repair orders.
- υ The lower estimated numbers in 2026 are due to the decrease in the number of units in the target buildings according to their design and scale; and more target buildings are owned by a single owner, especially for those under specified commercial buildings.
- Φ The lower estimated numbers in 2026 are due to more complicated cases requiring enhanced support by the Department.
- # The lower actual/estimated numbers in 2025/2026 were/are due to reduced number of target streets to be identified for LSO on removal of unauthorised signboards.
- ε The higher actual number in 2025 was due to more public reports received.
- α The higher estimated numbers/amount in 2026 are due to the introduction of the pilot scheme to enhance inspection and testing procedures for handling water seepage reports by the Joint Office of the Food and Environmental Hygiene Department and the Buildings Department in the first half of 2026.
- φ The lower actual number/amount in 2025 was due to fewer applications received towards the final stage of the DRS.
- Δ The lower actual numbers in 2025 were due to fewer submissions received. The estimated numbers in 2026 are expected to be similar to those in 2025.
- ⊖ The lower actual number in 2025 was due to the smaller scale of building proposals processed and fewer submissions received.

### *Matters Requiring Special Attention in 2026–27*

- 8 During 2026–27, the Department will take forward initiatives in all areas of its work. In particular, it will continue:
- LSO on comprehensive clearance of UBWs on rooftops, flat roofs, yards and lanes as well as unauthorised basements of target buildings;
  - LSO on inspection of sub-divided flats in target buildings and rectification of irregularities of building works associated with sub-divided flats;
  - LSO on removal of large unauthorised signboards and on removal of unauthorised signboards on target streets as well as the implementation of the Signboard Validation Scheme;
  - the regularised External Wall Inspection Scheme for higher risk buildings with the use of drones and artificial intelligence provided by outsourced service providers to remove obvious danger arising from loose rendering or concrete to safeguard public safety;
  - the removal of First Round Target UBWs in NTEHs and re-launch the Reporting Scheme for UBWs as well as refining the list of green and amenities features in NTEHs;
  - in collaboration with URA, to carry out repair works under OBB 2.0 for the target buildings selected in or before 2025, and sustain tripartite efforts with HAD and URA to collaboratively assist owners of old and dilapidated buildings to comply with the requirements of the MBIS to protect public safety;
  - in collaboration with URA, HAD, SB and FSD, to assist owners to comply with FSDns and step up enforcement actions;
  - to prepare legislative amendments to B(SSFPDW&L)R for transforming the existing prescriptive requirements to performance-based standards, and rationalise and update the relevant statutory provisions;
  - to work with DEVB to prepare the legislative amendments to BO. In addition to the original proposals to expedite building inspection and repair, rationalise the policy for handling UBWs and enhance building works safety, to also propose other amendments to improve building works safety for major building repair works;
  - 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;
  - the review of various building regulations, standards, practice notes and codes of practice with a view to modernising building design and construction standards and streamlining the development process;
  - the consultancy study to formulate a new Code of Practice for Seismic-resistant Building Design Standards for the introduction of statutory seismic design requirements for new buildings;
  - the development of the Electronic Submission Hub to prepare for mandatory electronic submissions under BO;
  - to implement the BIM automated checking tools for area calculations, sanitary fitments requirements, fire safety requirements, structural plan compatibility assessment and building separation requirements; and prepare legislative amendments for wider adoption of BIM;

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- the consultancy study to review the Design Manual: Barrier Free Access 2008 (2024 Edition) and relevant legislation; and prepare for the legislative amendments to B(P)R to mandate the second batch of the recommendations on elderly-friendly building designs;
- to step up enforcement including enhanced audit checks against protective materials of scaffolding in accordance with the new mechanism set out in the Practice Note for Registered Contractors 85, as well as fire safety precautionary measures for major building repair works;
- to time the issuance of MBIS and MWIS notices for buildings selected with the introduction of enhanced Smart Tender services by URA in the latter half of 2026; and
- to work with DEVB and other departments to streamline and expedite approval of private development projects throughout the territory including the Northern Metropolis.

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### ANALYSIS OF FINANCIAL PROVISION

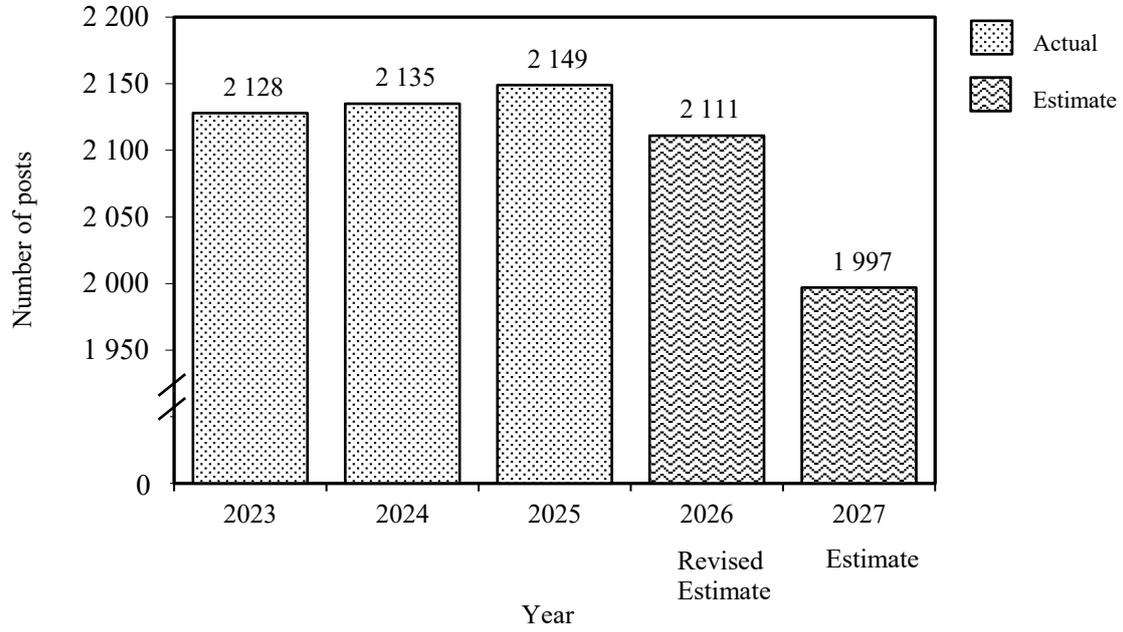
	2024–25 (Actual) (\$m)	2025–26 (Original) (\$m)	2025–26 (Revised) (\$m)	2026–27 (Estimate) (\$m)
<b>Programme</b>				
Buildings and Building Works.....	2,128.1	2,104.4	2,099.7 (-0.2%)	2,091.1 (-0.4%)
				<b>(or -0.6% on 2025–26 Original)</b>

#### Analysis of Financial and Staffing Provision

Provision for 2026–27 is \$8.6 million (0.4%) lower than the revised estimate for 2025–26. This is mainly due to the decreased provision for general departmental expenses, partly offset by the increased provision for consultancy services. There will be a net decrease of 114 posts in 2026–27.

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



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Sub-head (Code)	Actual expenditure 2024–25	Approved estimate 2025–26	Revised estimate 2025–26	<b>Estimate 2026–27</b>	
	\$'000	\$'000	\$'000	<b>\$'000</b>	
<b>Operating Account</b>					
Recurrent					
000	Operational expenses .....	2,099,839	2,076,449	2,081,058	<b>2,072,095</b>
227	Payment for Land Registry/Companies Registry Trading Fund services .....	28,300	27,975	18,613	<b>19,000</b>
	Total, Recurrent .....	<u>2,128,139</u>	<u>2,104,424</u>	<u>2,099,671</u>	<b><u>2,091,095</u></b>
	Total, Operating Account .....	<u>2,128,139</u>	<u>2,104,424</u>	<u>2,099,671</u>	<b><u>2,091,095</u></b>
<hr/>					
	Total Expenditure .....	<u><u>2,128,139</u></u>	<u><u>2,104,424</u></u>	<u><u>2,099,671</u></u>	<b><u><u>2,091,095</u></u></b>

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### Details of Expenditure by Subhead

The estimate of the amount required in 2026–27 for the salaries and expenses of the Buildings Department is \$2,091,095,000. This represents a decrease of \$8,576,000 against the revised estimate for 2025–26 and \$37,044,000 against the actual expenditure in 2024–25.

#### *Operating Account*

#### Recurrent

**2** Provision of \$2,072,095,000 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 2026 will be 2 111 posts. It is expected that there will be a net decrease of 114 posts in 2026–27. Subject to certain conditions, the controlling officer may under delegated power create or delete non-directorate posts during 2026–27, but the notional annual mid-point salary value of all such posts must not exceed \$1,266,717,000.

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

	2024–25 (Actual) (\$'000)	2025–26 (Original) (\$'000)	2025–26 (Revised) (\$'000)	2026–27 (Estimate) (\$'000)
Personal Emoluments				
- Salaries.....	1,621,003	1,657,961	1,649,912	<b>1,652,394</b>
- Allowances.....	11,138	8,913	10,702	<b>10,238</b>
- Job-related allowances.....	67	118	193	<b>229</b>
Personnel Related Expenses				
- Mandatory Provident Fund contribution.....	2,947	2,903	2,215	<b>1,238</b>
- Civil Service Provident Fund contribution.....	190,863	208,530	201,947	<b>220,074</b>
Departmental Expenses				
- Hire of services and professional fees .....	105,769	74,446	81,525	<b>88,144</b>
- Contract maintenance .....	2,432	1,977	2,997	<b>2,695</b>
- General departmental expenses .....	165,620	121,601	131,567	<b>97,083</b>
	2,099,839	2,076,449	2,081,058	<b>2,072,095</b>

**5** Provision of \$19 million 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.