

28 September 2023

To: All Registered Inspectors

Dear Sir/Madam,

**Mandatory Building Inspection Scheme (MBIS)  
Inspection of Unauthorised Building Works (UBW)**

Recently, there was an incident of fallen unauthorised canopy from a building which had completed prescribed inspection under the MBIS, damaging a truck and causing injury to the driver.

As a registered inspector (RI), you are reminded of your duty and should ensure compliance with the technical standards and procedural requirements specified in the Code of Practice for the Mandatory Building Inspection Scheme and the Mandatory Window Inspection Scheme 2012 (2023 Edition) (the Code).

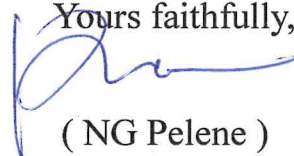
During the course of inspection, RI shall alert the owners/occupants of any case of emergency in relation to building safety and advise them to arrange immediate action to remove any obvious danger, in addition to notifying the Building Authority of such emergency. If there are UBW within the scope as described in paragraph 3.7.1 of the Code, RI shall inspect and assess their safety to determine whether they constitute an obvious hazard or imminent danger, and take appropriate follow-up actions. As UBW may constitute structural or fire risks, cause health or environmental nuisance, hamper good building management, and even devalue the property, the follow-up actions should include advising the owners to remove all the UBW identified in the inspection. For details, please refer to paragraph 3.7 of the Code below:

Code of Practice for the Mandatory Building Inspection Scheme and the Mandatory Window Inspection Scheme 2012 (2023 Edition) published by the Buildings Department

[https://www.bd.gov.hk/doc/en/resources/codes-and-references/code-and-design-manuals/CoP\\_MBIS\\_MWISe.pdf](https://www.bd.gov.hk/doc/en/resources/codes-and-references/code-and-design-manuals/CoP_MBIS_MWISe.pdf)



Yours faithfully,



( NG Pelene )

Assistant Director/Mandatory Building Inspection  
for Director of Buildings