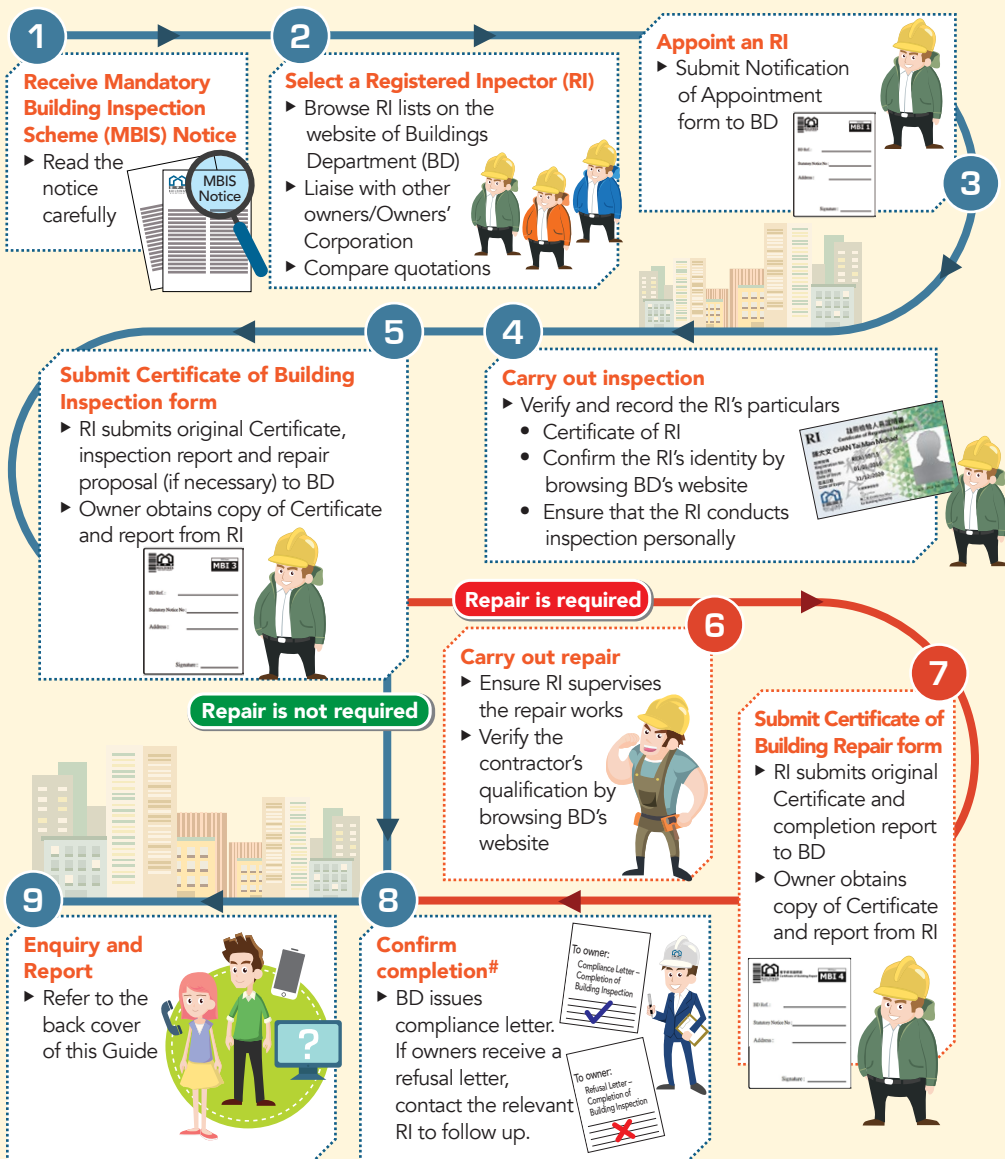


Layman's Guide on Mandatory Building Inspection Scheme (Individual Flat)

Major Steps in Building Inspection and Repair



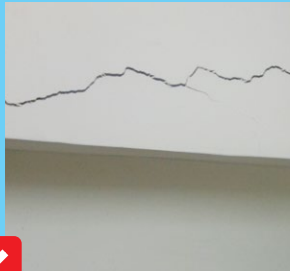
[#] BD will conduct random audit checks on completed cases and impose appropriate sanctions on service providers for any irregularities identified. Building owners, if selected, will receive BD's invitation letters. They are advised to cooperate with BD to facilitate the site audit inspection for their own interests.

Mandatory inspection components and conditions requiring repair of individual flats

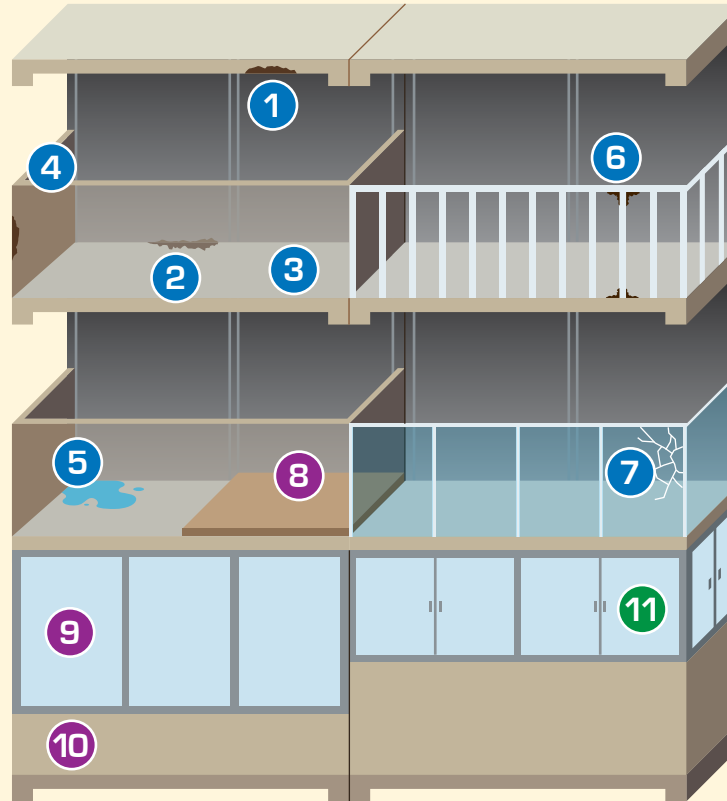
- 1 Ceiling/beam 2 Support 3 Surface of floor slab



Spalling concrete/
exposed reinforcement



Cracking concrete



- 4 Concrete protective barrier



Cracks/exposed reinforcement

- 5 Surface water drainage



Seepage/blockage

Verandah

A verandah generally projects from the wall and is supported by columns or walls on both sides

Balcony

A balcony generally projects from the wall as a cantilever

6 Metal protective barrier

Corrosion

7 Glass protective barrier

Cracking

Points to note

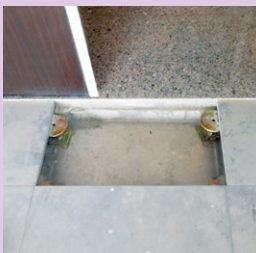
Owners should be responsible for their premises' inspections and repairs, including the glass/metal protective barriers and their fixings and the interiors (including ceiling, floor slab and interior of the concrete protective barrier) of the balconies/verandahs. Inspection and repair of the exterior of the concrete protective barrier are the responsibility of the external wall owner/Owners' Corporation (OC)/all owners (if there is no OC).



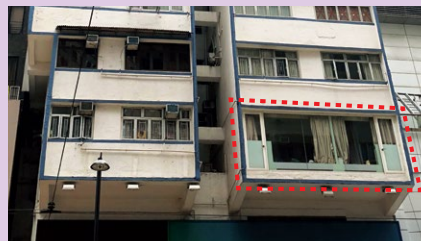
Scan the QR code for other frequently asked questions

Unauthorised Building Works (UBWs)

- 8 Slab thickening



- 9 Glass enclosure 10 Lowering of concrete protective barrier



Inconsistent with the approved plans

RIs should record the UBWs (inconsistent with the approved plans and not submitted as Minor Works items) in the inspection reports and ensure their safety. Rectifications or repair works should be carried out if the balcony/verandah is overloaded or shows cracks or signs of distress due to the UBWs.*

* Note: Although the UBWs might not be required to be removed during the stage of mandatory inspection, BD will carry out enforcement actions against the UBWs according to its enforcement policy. Owners should remove the UBWs proactively for their own interests.



Other relevant inspection/repair

- 11 Balcony enclosed by windows



Windows should be inspected/repared according to the Mandatory Window Inspection Scheme

Enquiries

Please contact the BD for enquiries about the Mandatory Building Inspection Scheme (MBIS):

Postal Address: Buildings Department Headquarters, North Tower, West Kowloon Government Offices, 11 Hoi Ting Road, Yau Ma Tei, Kowloon.

Email: enquiry@bd.gov.hk **Hotline:** 2626 1616

Website: www.bd.gov.hk



Reports

Please report either to the BD or directly to relevant departments or organisations for malpractices of RIs or Registered Contractors (RCs):

Buildings Department: Failure to carry out inspection in person; misrepresentation

Hong Kong Police Force: Acts of intimidation; using false instrument

Independent Commission Against Corruption: Corruption

Hong Kong Customs and Excise Department: Unfair trade practices

Consumer Council: Unfair trade; failure to deliver what is promised; late completion; dissatisfaction with services

Competition Commission: Price-fixing, bid-rigging

Relevant trade unions/associations/professional institutions and/or registration boards:

Professional misconduct or violation of industry conduct



Technical and financial assistance

Buildings Department	Urban Renewal Authority	Home Affairs Department
<ul style="list-style-type: none">Briefing video on Mandatory Building and Window Inspection Schemes*Building Safety Loan Scheme	<ul style="list-style-type: none">Integrated Building Rehabilitation Assistance Scheme (IBRAS)	<ul style="list-style-type: none">Briefing of Central Platform on Building Management*
2626 1579 www.bd.gov.hk	3188 1188 www.brplatform.org.hk	2835 2542 www.buildingmgmt.gov.hk



*Attended by BD representatives to introduce MBIS & MWIS

*Please visit BD's website or scan the QR code to view the video:

Reference materials

• Mobile Application "Quick Guide for MBIS/MWIS":

Provides lists of RIs and RCs and compliance status of statutory notices.

Scan the QR codes to download:



- **Videos** on the Mandatory Building / Window Inspection Scheme (Chinese version only): Reminders for owners when carrying out building/window inspections and the available financial/technical assistance



- **Pamphlet** "Mandatory Building Inspection Scheme"
- **Code of Practice** for the Mandatory Building Inspection Scheme and the Mandatory Window Inspection Scheme



- **Some cost information on building inspection for general reference:**



- **Searching the issuance or compliance status of statutory notices**



- **Practice Note** for Mandatory Building and Window Inspection Schemes:
PNBI-6 "Prescribed Inspection in respect of Projections of Buildings"
PNBI-7 "Building Inspection Report"
PNBI-8 "Building Completion Report"



The above reference publications can be downloaded from the BD's website or by scanning the QR codes.