

Household Minor Works Validation Scheme

Are there any of the following unauthorised minor structures or installations erected before 31 December 2010 in your premises?

- Supporting frames or structure for air-conditioners
- Drying racks
- Small canopies

If you want to retain them, you have to ensure that they are safe. Please join the Household Minor Works Validation Scheme.

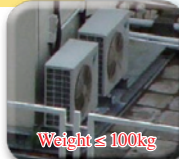



Household Minor Works Validation Scheme

Building owners have the responsibility for ensuring the safety of their buildings and be free of unauthorised building works.

Before the full implementation of the Minor Works Control System on 31.12.2010, many minor structures for amenities such as supporting frames for air-conditioners, drying racks and small canopies had been built without the approval of the Buildings Department (BD).

If these unauthorised structures fall down and cause injuries to persons or damage to properties, building owners will be legally liable. To avoid such accidents, building owners should remove these unauthorised structures as soon as possible. If you want to retain them, you have to ensure they are safe and you may join the Household Minor Works Validation Scheme. Under the validation scheme, these unauthorised structures for amenities can be retained for continued use after inspection, strengthening (if necessary) and certification of their structural safety by registered building professionals and / or registered contractors.

Structures eligible for joining the Household Minor Works Validation Scheme are the "prescribed building or building works" (or "PB/BW") with their criteria specified in Schedule 3 of the Building (Minor Works) Regulation.

Item	The prescribed building or building works
1.	<p>Unauthorised supporting structure for an air-conditioning unit, water cooling tower or any associated air duct</p> <p>On-grade or on a slab (not cantilevered) Weight of the cooling plant ≤ 100kg</p> 
2.	<p>Unauthorised metal supporting frame for an air-conditioning unit or any associated duct</p> <p>Projection ≤ 600mm Weight of the cooling plant ≤ 100kg No projection over street or common part of building if the highest point of frame ≤ 3m from ground</p> 
3.	<p>Unauthorised drying rack</p> <p>Projection ≤ 750mm No projection over street or common part of building if the highest point of rack ≤ 3m from ground</p> 
4.	<p>Unauthorised canopy</p> <p>Projection ≤ 500mm No concrete No projection over street or common part of building if the highest point of canopy ≤ 3m from ground</p> 

Enforcement action by the issue of a removal order or a warning notice under the Buildings Ordinance (BO) will not be taken by the BD against the validated building or building works on the ground that they have been completed or carried out without prior approval and consent. Notwithstanding, the status of the validated building or building works is still unauthorised building works.

Procedures for Validation and associated strengthening works (if required)

Person who arranged for the inspection

Appointed Person

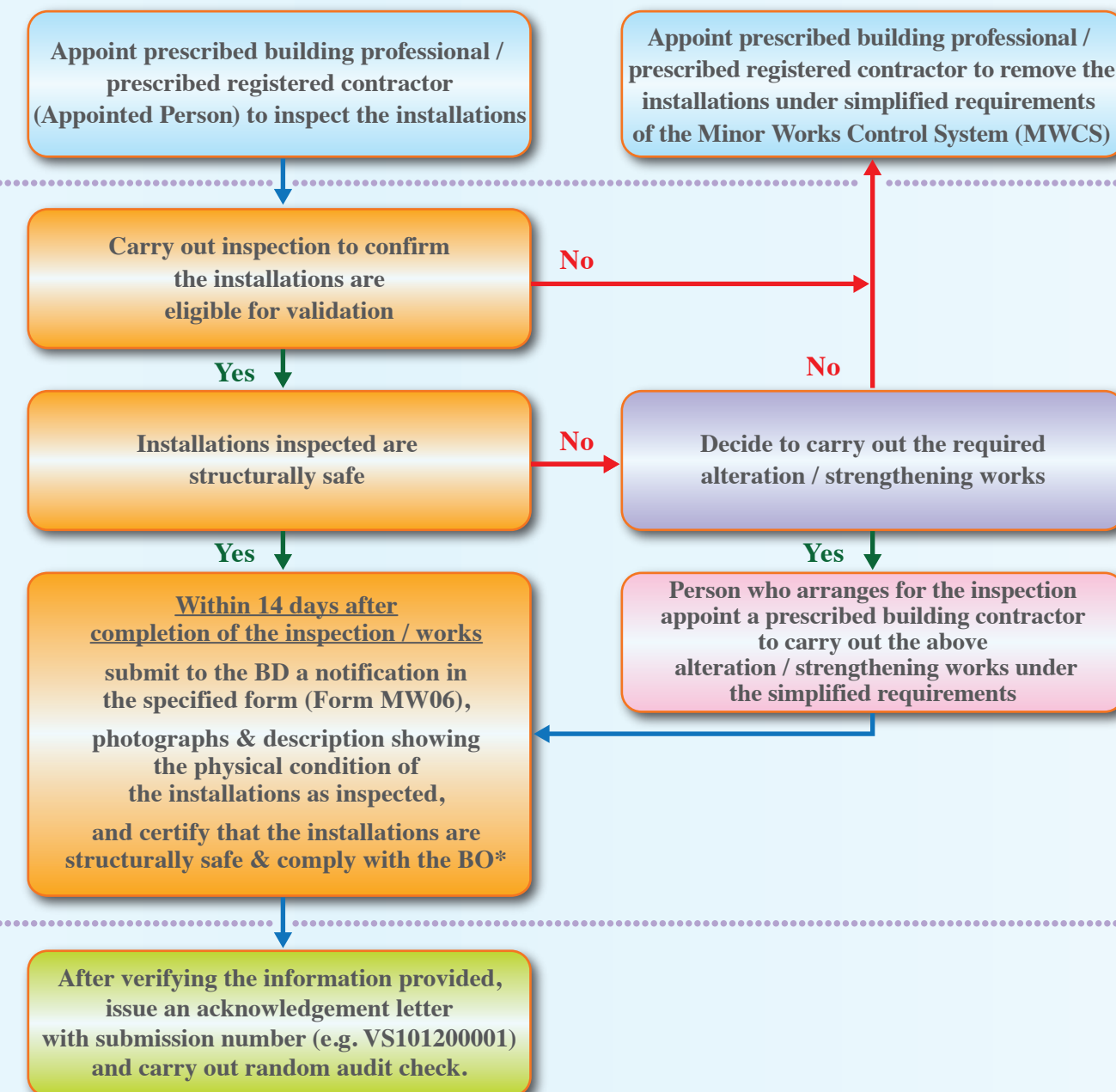
Prescribed building professional

- Authorized Person
- Registered Structural Engineer
- Registered Inspector

Prescribed registered contractor

- Registered General Building Contractor
- Registered Minor Works Contractor (Company) registered for Type A or E minor works; or
- Registered Minor Works Contractor (Individual) registered for minor works items 3.25, 3.27 to 3.29 or 3.34 to 3.38

Buildings Department



* Except BO s.14(1) & Building (Administration) Regulation 25.

Enquiry

For enquiries about the Household Minor Works Validation Scheme, you may visit the BD website (www.bd.gov.hk) or contact the BD by the following means:

Postal address:
G/F, Buildings Department Headquarters, North Tower, West Kowloon Government Offices, 11 Hoi Ting Road, Yau Ma Tei, Kowloon

Email address:
enquiry@bd.gov.hk

Hotline telephone:
2626 1616 (Handled by '1823')

Enquiry Service:
G/F, Buildings Department Headquarters, North Tower, West Kowloon Government Offices, 11 Hoi Ting Road, Yau Ma Tei, Kowloon

This pamphlet is not a legal document. It aims to introduce the main features of the Household Minor Works Validation Scheme to enhance the associated people involved in the trade and the public of their understanding of the scheme.