

樓宇安全 全民參與

Save Buildings Safe Buildings



樓宇安全 你須參與

為甚麼你必須參與？

樓宇是我們每天居住、工作和活動的地方，亦是很多市民最寶貴的資產。樓宇的安全和保養與我們有切身的關係。



- 你的居所或工作地方可能已經日久失修，或位處失修樓宇的附近，又或者你經常出入這些樓宇
- 你可能是失修樓宇的業主、業主立案法團（法團）成員或租客
- 一旦發生意外，可能危及你和家人或他人的生命及財產，負責人或須負上沉重的賠償甚或刑事責任
- 不遵從法定命令檢驗或維修樓宇或清拆僭建物，屋宇署可隨時作出檢控
- 樓宇若保養得宜，居住環境可以得到改善，人人安居樂業，資產也會升值



香港樓宇老化情況

- 現時全港約有4 000幢樓齡達50年或以上的樓宇，這個數目會以每年500幢的速度遞增。樓齡達30年或以上的樓宇，更多達17 000幢，10年後會增至28 000幢。
- 香港樓宇主要採用鋼筋混凝土建造，一般設計使用期為50年。
- 如果我們現在不立即採取行動，這類樓宇的狀況會迅速惡化，繼而危害公眾安全。

你需如何參與？

樓宇業主需 —

- 與其他業主共同管理和保養樓宇；成立法團及聘用專業的物業管理公司管理樓宇
- 遵照法例規定，例如根據新的小型工程監管制度，並委聘認可人士及註冊承建商，進行所有建築工程
- 時刻保持警覺，發現樓宇安全有問題或有欠妥之處（例如天花石屎爆裂或鬆脫、建築物的柱或橫樑出現裂紋）時，盡快安排維修或向屋宇署報告
- 遵從法定命令及通知行事，例如僭建物清拆令、修葺令及將來的強制驗樓和驗窗通知，在收到命令及通知後立即採取行動

樓宇住客需 —

- 嚴選樓宇，避免租住失修樓宇的單位，或有僭建物或違例分間房間（俗稱「劏房」）的單位
- 時刻保持警覺，發現樓宇安全有問題或有欠妥之處時，盡快要求業主維修或向屋宇署報告
- 盡力配合當局及業主，協助進行驗樓及保養工程

建築專業人士、承建商或建築工人需 —

- 遵守法例，只承接本身有資格及獲註冊認可進行的建築工程
- 秉持專業精神，即使客戶要求亦拒絕進行任何違例建築工程
- 安全至上，進行任何建築工程，均須採取充足的安全措施

市民需 —

- 時刻保持警覺，發現樓宇安全有問題或有欠妥之處；或樓宇內正進行違例建築工程，應盡快要求負責人處理或向屋宇署報告

屋宇署舉報熱線：2626 1616



樓宇安全 多管齊下

在二零一零年一月於馬頭圍道發生的樓宇倒塌事件，不但引起全港高度關注樓宇安全問題，同時亦顯示香港市民仍然缺乏樓宇安全意識。適值屋宇署的十年清拆僭建物計劃即將完結，而政府亦已完成本港樓宇安全政策及措施的全面檢討，我們會採取新一套多管齊下的方法，聚集各方的力量，應付日趨嚴重的樓宇老化問題。

政府將 —

制定有效並能配合社會發展的法例

- 於二零一零年年底前全面實施小型工程監管制度，讓市民依循簡化的規定進行小規模的建築工程
- 全力配合立法會審議強制驗樓計劃及強制驗窗計劃的有關法案，務求盡快實施這兩項計劃
- 修訂《建築物條例》，引入招牌監管制度，處理本港現時約190 000個違例招牌
- 修訂《建築物條例》，針對不合作的業主和人士，加強對不遵從法定命令或通知的業主的阻嚇力 —
 - 賦權屋宇署向法院申請手令，進入私人單位進行調查、檢驗及維修工程
 - 業主如不遵從法定命令或通知，因而需由屋宇署安排進行維修工程，當局可向業主徵收百分之二十的懲罰性附加費
 - 法團為遵從法定命令或通知而在公用地方進行有關的工程，業主如拒絕分擔所需費用，將列為刑事罪行
- 修訂《建築物（小型工程）規例》，以便可更有效地處理與「劏房」有關的樓宇安全問題

採取嚴厲執法行動，懲處不負責任及違反樓宇安全法例的人士

- 嚴厲取締僭建物 —
 - 修訂執法政策，把屋宇署即時取締僭建物的範圍，擴大至包括建於天台、平台、天井及後巷的僭建物，不論其是否新建或有迫切危險



- 加強執法力度，處理市民投訴，加快發出清拆命令
- 加快檢控不遵從命令的業主，並安排進行清拆
- 繼續推行大規模行動，處理僭建物、樓宇失修及違例「劏房」的問題

向有需要的樓宇業主提供支援及協助

- 強化屋宇署、市區重建局（市建局）及香港房屋協會（房協）的分工，發揮更大的協同效益：由屋宇署擔當監管角色，市建局及房協則按地區向業主提供支援
- 把現行各項技術及財政支援計劃整合為一，向有需要的業主提供全面的一站式技術及財政支援服務
- 制定處理滲水問題的長遠方案



推行宣傳及公眾教育，培養樓宇安全文化

- 推行社會監察計劃，鼓勵市民向當局舉報樓宇安全問題
- 推行大型宣傳及公眾教育運動，向樓宇業主、住客、建築專業人士、承建商、建築工人、物業管理人員、學生以至全港市民，推廣樓宇安全的訊息，培養樓宇安全文化

查詢

如對本小冊子的內容有任何疑問，歡迎與屋宇署聯絡 —

郵寄地址：九龍油麻地海庭道11號西九龍政府合署
北座屋宇署總部地下

電郵地址：enquiry@bd.gov.hk

熱線電話：2626 1616

發展局

屋宇署

二零一零年十月

To Save Buildings, We Count You In

Why must you take part?

Buildings are where we live, work and carry out activities every day. For many people, buildings are also their most valuable asset. Safety and maintenance of buildings are closely related to your daily life –



- You may live or work in or near a dilapidated building, or frequent such buildings
- You may be the owner, member of the owners' corporation (OC) or occupant of a dilapidated building
- Building accidents may endanger lives and properties of yourself, your family or other people, and responsible parties may have to bear severe compensation or even criminal liability
- The Buildings Department (BD) may prosecute those who fail to comply with statutory orders to inspect or repair buildings or remove unauthorised building works (UBWs)
- Proper maintenance of buildings will improve the living environment, promote the well being of residents and enhance asset value

Ageing Building Stock in Hong Kong

- There are about 4 000 buildings aged 50 years or older, and this figure will increase by 500 every year. The number of buildings aged 30 years or older is 17 000 and will increase to 28 000 in 10 years.
- Buildings in Hong Kong are mainly constructed using reinforced concrete with a general design life span of 50 years.
- If we do not act now, the condition of these buildings will rapidly deteriorate and endanger public safety.

How should you take part?

A building owner should –

- manage and maintain your building with other owners, establish an OC and hire a professional property management company
- follow the law (e.g. the new minor works control system) and appoint authorised persons and registered contractors in carrying out all building works
- stay alert and, upon discovery of any building safety problems or irregularities (e.g. loosened or spalled concrete on ceilings, cracks in columns or beams of buildings), arrange repair works or report to the BD immediately
- take statutory orders and notices (e.g. removal orders against UBWs, repair orders and mandatory building and window inspection notices in the future) seriously and take immediate follow-up action



A building occupant should –

- choose flats carefully and avoid renting premises in dilapidated buildings or those with UBWs or unauthorised subdivision
- stay alert and, upon discovery of any building safety problems or irregularities, request the owners to carry out repair works or report to the BD immediately
- co-operate with the Government and owners to facilitate the carrying out of building inspection and maintenance works

A building professional, contractor or worker should –

- follow the statutory requirements and only carry out building works that you are qualified and registered for
- maintain professionalism and refuse to carry out any UBWs even upon request by clients
- ensure safety and take all necessary safety precautions in carrying out building works

A member of the public should –

- stay alert and, upon discovery of any building safety problems or irregularities or any UBWs being constructed in buildings, request the responsible parties to take action or report to the BD immediately.



Buildings Department Reporting Hotline: 2626 1616

Multi-Pronged Approach for Building Safety

The collapse of a building on Ma Tau Wai Road in January 2010 has raised grave public concern over building safety problems. It has also revealed that public awareness on building safety is still low. With the imminent completion of the BD's 10-year UBWs removal programme, the Government has completed a comprehensive review of Hong Kong's building safety policy and measures. We will adopt a new multi-pronged approach to address the increasingly severe problem of ageing buildings with the concerted efforts of the whole community.

The Government will –

Enact effective legislation that meets the development needs of the community

- To fully commence the minor works control system by the end of 2010 to facilitate the public to carry out small-scale building works with simplified requirements
- To work closely with the Legislative Council in the scrutiny of the bill for the mandatory building inspection scheme and mandatory window inspection scheme for their early implementation
- To amend the Buildings Ordinance for the introduction of a signboard control system to deal with around 190 000 existing unauthorised signboards in Hong Kong



- To amend the Buildings Ordinance to enhance deterrence against non-compliance with statutory orders or notices, targeting uncooperative owners and persons –
 - To empower the BD to apply for a court warrant to enter private premises for investigation, inspection and repair works
 - To impose a 20% punitive surcharge on owners who fail to comply with statutory orders or notices and require the BD to arrange the works
 - To impose criminal charge on owners who refuse to share the OCs' costs of works for complying with statutory orders or notices regarding common areas
- To amend the Building (Minor Works) Regulation to more effectively address the building safety problems associated with subdivided flats

Take vigorous enforcement action against persons who are irresponsible and breach the building safety legislation

- To take vigorous actions against UBWs –
 - To revise the enforcement policy by extending the BD's scope of UBWs subject to immediate enforcement action to include UBWs on rooftops, flat roofs, yards and lanes (no matter whether they are newly constructed or posing imminent danger)
 - To strengthen enforcement action, respond to public complaints and issue removal orders more swiftly
 - To swiftly instigate prosecutions against non-compliant owners and arrange removal works upon their default
- To continue to launch large scale operations to tackle the problems of UBWs, defective buildings and unauthorised subdivision of flats



Provide support and assistance to building owners in need

- To enhance the division of work among the BD, Urban Renewal Authority (URA) and Hong Kong Housing Society (HKHS) to maximise synergy effect: the BD to perform a regulatory role while the URA and HKHS to provide support to owners on a geographical basis
- To consolidate the various existing technical and financial assistance schemes into one and provide comprehensive one-stop technical and financial support service to owners in need
- To formulate long-term measures to handle water seepage problems



Promote publicity and public education to foster building care culture

- To launch a community monitoring programme to encourage the public to report building safety problems
- To launch large-scale 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

Enquiries

Any enquiry on this pamphlet can be addressed to the Buildings Department –

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

E-mail address: enquiry@bd.gov.hk

Hotline: 2626 1616

**Development Bureau
Buildings Department**

October 2010