

Reference Cost Information for Building Inspection and Repair under the Mandatory Building Inspection Scheme (MBIS)

Purpose

This aims at providing members of the public reference cost information for building inspection under the MBIS, as well as building inspection and repair of the Category 2 Buildings carried out by the Buildings Department (BD) under the Operation Building Bright 2.0 (OBB 2.0). The cost information should not be construed as the recommended price.

Besides, project cost reference and reference unit rate for rehabilitation projects under the Building Rehabilitation Platform administrated by the Urban Renewal Authority (URA) are also provided.

Disclaimer

The reference cost information for building inspection and repair works is obtained from the contract prices of the consultants and contractors appointed by BD. Such information is published for general reference only, and is not professional advice of BD on the reasonableness of the cost. The Government of the Hong Kong Special Administrative Region (HKSAR) will not be liable for any errors in, omissions from, or misstatements or misrepresentations concerning any such information, and will not have or accept any liability, obligation or responsibility.

The reference cost information for building inspection and repair of OBB 2.0 Category 2 Buildings carried out by BD covers the scope of works under MBIS only. It may be different from the voluntary building repair works carried out by owners on their own accord.

Owners should bear in mind that the cost of professional services for building inspection is affected by various factors including the experience of Registered Inspectors (RI), their quality of service and business strategy, the number and size of units in the building, their conditions of maintenance and repair, the economy of scale on procurement, and the prevailing market condition of the trade. Owners should appoint RI to carry out the building inspection through proper tendering procedures.

The cost reference and reference unit rate of the rehabilitation projects under the Building Rehabilitation Platform is compiled, maintained and provided by URA. HKSAR plays no part in the compilation of the information and shall not be responsible for any inaccuracies on the information nor any error/incomplete information arising from the hyperlinks nor any loss or damage whatsoever arising out of or in connection with any information. The project information should not be regarded as endorsed or recommended by BD or HKSAR. Owners are responsible for making their own verification of all information. URA should be contacted should there be any questions regarding the information.

I. Reference Cost Information for Building Inspection

From the analysis of contract prices^(Note 1) of the consultants appointed by BD, the cost for building inspection^(Note 2) under MBIS is provided as follows:

(A) Inspection Fee for Common Parts of Building (and External Walls)

No. of Units in Building	HK\$ (per Unit)
(i) 1 – 20	3,200 – 5,800
(ii) 21 – 50	1,900 – 3,100
(iii) 51 – 200	600 – 1,100
(iv) > 200	200 – 400

(B) Inspection Fee for Common Parts of Areas of Parking Space

No. of Parking Spaces in Building	HK\$ (per Parking Space)
(i) 1 – 50	300 – 700
(ii) > 50	100 – 500

(C) Inspection Fee for Cantilevered Slab Canopy (CSC)

Length of CSC (Metre)	HK\$ (per CSC)
(i) < 12	13,200 – 48,700
(ii) 12 – 36	18,400 – 87,300
(iii) > 36	45,400 – 143,400

(D) Inspection Fee for Projection

Type of Projection	HK\$ (per Projection)
(i) Balcony	700 – 2,600
(ii) Verandah	700 – 2,600

Note 1: Based on the rates in the consultancy contracts awarded by BD in 2024 and 2025, covering a total of 500 target buildings and some 5 200 building units.

Note 2: Includes the preparation of inspection report and building repair proposal.

II. Reference Cost Information for Building Inspection and Repair of the Category 2 Buildings carried out by BD under OBB 2.0

From the analysis of actual consultancy fees and construction costs^(Note 3) paylisted to the consultants and contractors appointed by BD, the cost for building inspection and repair under MBIS in respect of common parts of building (and external walls) is provided as follows:

Building Inspection and Repair Fee/Cost

No. of Units in Building	(HK\$ per Unit)
(i) 1 – 20	32,000 – 79,000
(ii) 21 – 50	25,000 – 49,000
(iii) 51 – 200	29,000 – 39,000

Note 3:

- 1. Based on the actual consultancy fees (including building inspection and supervision of the necessary repair works) and construction costs paylisted to consultants and contractors appointed by BD covering a total of 225 target buildings and some 3 580 building units. The building inspection and repair works were completed between 2019 to 2024 and the demand notes for cost recovery from owners have been issued.*
- 2. Includes inspection and repair for common parts of building (and external walls) as required under the statutory notice.*
- 3. Does not include target buildings which required detailed investigation on structural elements.*
- 4. Does not include the repainting cost for the external walls of the building.*
- 5. Does not include the cost of upgrading works in accordance with Fire Safety Direction issued under the Fire Safety (Buildings) Ordinance (Cap. 572).*
- 6. Does not include the cost of removing unauthorised building works.*
- 7. The percentage of consultancy fees for supervision are around 4.6% to 11% of the construction costs.*

III. Rehabilitation Project Cost Reference and Reference Unit Rate under Building Rehabilitation Platform administrated by the Urban Renewal Authority (URA)

Rehabilitation Projects Cost Reference

References on total work contract sums, average cost per flat and major rehabilitation work projects of buildings participated in rehabilitation schemes organised by the URA are available on URA's website. The rehabilitation project cost information in general includes fire service improvement works, lift replacement works and building repair works required in individual cases.

Reference Unit Rate

Cost data sampled from the contracts of building rehabilitation works projects, which were awarded from 2009 to 2019, under various assistance schemes administered by URA was studied and analysed. As a result, the reference unit rates are drawn up which are subject to regular reviews and revisions, having regard to the change in the basis of data. Common examples include concrete repair, rendering repair, fire safety works, replacement of drains and scaffolding works, etc.

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