

23 August 2011

To All Authorized Persons
Registered Structural Engineers
Registered Geotechnical Engineers
Registered General Building Contractors
Registered Specialist Contractors and
Registered Minor Works Contractors

Dear Sir/Madam,

**Draft Code of Practice for
the Mandatory Building Inspection Scheme and
the Mandatory Window Inspection Scheme**

The Buildings (Amendment) Ordinance 2011 (“the BAO 2011”) introducing the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS) was enacted in June 2011. The implementation of the MBIS/MWIS will commence after the associated subsidiary legislation has been made tentatively by the end of 2011.

Under the MBIS/MWIS, building owners will be required to appoint a Registered Inspector (RI)/Qualified Person (QP) to carry out inspection and Registered Contractor (RC) to carry out any necessary rectification and repair works for the buildings/windows in their buildings under the supervision of an RI/QP upon receipt of a notice served by the Building Authority (BA). The MBIS and MWIS will apply to any building aged 30 and 10 years or above respectively.

Pursuant to the enactment of the BAO 2011 and in connection with the MBIS/MWIS, a draft Code of Practice for the Mandatory Building Inspection Scheme and the Mandatory Window Inspection Scheme is issued by the BA specifying the technical standards and procedural requirements for the RI/QP to carry out the building/window inspection and for the RC to carry out any necessary repair works, and providing guidelines for meeting the requirements of the two inspection schemes.

The Code is issued as a draft document for reference by building professionals and the industry in carrying out inspections and repair and maintenance works of buildings before the full implementation of the MBIS/MWIS. It will be replaced by a final edition when it has been reviewed after the associated subsidiary legislation has been made as mentioned above.

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For viewing of the draft Code, links are provided in the Buildings Department's website < <http://www.bd.gov.hk> > under the "Code of Practice and Design Manual" page of the "Publication" section. The document which is only available in English may be downloaded subject to terms and conditions stipulated in the website. The Chinese version of the Code will be available when the final edition is published.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'AU Choi-kai'.

(AU Choi-kai)
Building Authority