

**Submission of Certificate of Completion of Building Works
Application for Occupation Permit (OP)
and Submission of Record Plans and Information**

Submission of Certificate of Completion of Building Works

Upon the completion of buildings works, a certificate of completion of building works not resulting in a new building, (Forms BA14/14A), or resulting in a new building (Form 12/13) should be submitted in accordance with Building (Administration) Regulation 25. While there is no statutory time limit under the Buildings Ordinance for processing such certificates, the Buildings Department will generally provide a reply to Form 14/14A within 28 days advising on the acceptance of the completed works or the outstanding issues to be rectified. As a certificate of completion of new buildings and application for OPs are usually submitted together in Form BA12 or 13, they will be processed together within 14 days in accordance with section 21 of the Buildings Ordinance.

2. If the same contractor is employed for both the foundation works and the superstructure works for a new building or in the alteration and addition works to an existing building, where spread footing foundation with excavation depth not exceeding 4.5m is adopted, the certification of completion of both the spread footing and superstructure works in such cases may be made in the Form BA12/13 or a single Form BA14, as the case may be, and a separate Form BA14 for completion of the spread footing works is not required.

Simultaneous Submission of Amended Building Plans and Application for OP

3. A Form BA 12/13 is sometimes submitted at or about the same time as the submission of amended plans for approval. This would complicate the processing process. In line with the declaration on Form BA 12 or 13 that the new building has been erected in accordance with the plans approved, the Building Authority (BA) takes the view that authorized persons (AP)/registered structural engineers (RSE)/registered geotechnical engineer (RGE) should submit and secure approval of amendment plans in advance of an application for OP. The exception is that minor positional deviations from the approved plans which do not contravene the Buildings Ordinance, Cap. 123 and Regulations may be acceptable.

/Submission

Submission of Record Plans

4. Where several alterations have been made to the original design, the BA may require, under Building (Administration) Regulation 46, the submission of "new plans" showing the building as completed.

5. However, for those projects where amendments to the original building plans have subsequently been approved, APs should submit a set of general building plans with the application for occupation permit, amalgamating all the plans approved by the BA and thereby representing the building as completed. Each of those plans should bear either the signed and dated approval chop applied by the BA or a chop giving the AP's personal certification of the plans being identical to those approved by the BA on the date specified. To limit the volume of paper, the BA would accept plans photographically reduced to not less than a ratio of 1:200.

6. Record plans should not contain any amendments which have not been approved.

7. In addition, the Commissioner of Rating and Valuation (CRV) has requested that, for all newly completed buildings, one set of record plans be supplied to him for rating purposes. As record plans are now mostly produced from computer softwares such as AutoCAD or Microstation, the CRV would welcome if AP could also submit, on a voluntary basis, a CD-ROM containing the softcopy of the record plans in AutoCAD or Microstation format. The CRV has committed that the CD-ROM and the softcopy of the record plans will only be used for relevant rating purposes and will not be released to other Departments or parties. If AP is willing to facilitate CRV in discharging his duty, the additional set of plans, together with the CD-ROM (the frontage is marked with "CD-ROM containing plans for the CRV") if any, may be included in the submission to the Buildings Department for transmission to the CRV.

Submission of Schedule of Building Materials and Products

8. Under the Buildings Ordinance, the AP, RSE, RGE and registered contractor (RC) have responsibilities to supervise building works including the selection and application of building materials and to certify compliance with relevant provisions of the Buildings Ordinance upon completion of works. To expedite the processing of an application for OP, the BA requires the submission of a schedule under Building (Administration) Regulation 44, confirming the use of accepted building materials and products in construction.

9. The schedule should be submitted with an application for OP. The AP should confirm and certify in the schedule the application and performance of building materials and products in compliance with the relevant provisions of the Buildings Ordinance and Regulations; the RC should confirm the use of those building materials

/and

and products in construction. Except for regularly used building materials, the schedule should cover all materials and products not specified on the approved plans, the application of which would involve the structural integrity and fire safety of the building, and the cast iron pipes and fittings as stipulated in Practice Note for Authorized Persons and Registered Structural Engineers 282. A sample schedule is provided at Appendix A.

10. Where appropriate, a schedule should also be submitted on completion of building works not resulting in a new building, such as alteration and addition works to an existing building.

(CHEUNG Hau-wai)
Building Authority

Ref. : BD GP/BORD/10 (IV)
BD GR/BORD/93 (II)
BD GR/OP/4/M
BD GR/OA/177

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Form BA14A

Certificate of Accepted Building Materials and Products

BD Ref. : _____ Date : _____

Re : _____
(Address of development site)

To the Building Authority,

Part A (to be certified by AP)

I, (name in full) _____, authorized person, confirm that accepted building materials and products have been specified in the above building construction. Pursuant to Building (Administration) Regulation 44, I duly endorse the attached Schedule of Building Materials and Products (Annex A. 1 & A. 2).

2. I hereby certify that the building materials and products listed in the attached Schedule are acceptable products under relevant building regulations and that I am satisfied with the application and performance of these products.

Signature of authorized person

Certificate of Registration No.:

Date of expiry of registration:

Part B (to be certified by RC)

3. *I/We, (name in full) _____, * registered general building contractor/registered specialist contractor in the ** _____ category, hereby confirm that the accepted building materials and products listed in the attached Schedule have been used and properly applied in the above building construction.

Name of the person appointed to act for the registered contractor for the above works

Signature

Certificate of Registration No.:

Date of expiry of registration:

* Delete whichever is inapplicable

** Enter the name of the sub-register for the category of specialized work

Schedule of Building Materials and Products

Re : _____
 (Address of development site)

(A) Fire Resisting Products

Building Product	Product Name	Name of Manufacturer and Place of Manufacture (City and Country)	Fire Resisting Performance# (minutes)		Compliance with Relevant Building Regulations & Codes of Practice	Details of Test or Assessment Report					Remarks/ Comments	
			Integrity	Insulation		Name of laboratory accreditation body	Name of laboratory / assessing organization	Report no.	Date of test / assessment report	Validity date		
a) Fire resisting doorset	*											
b) Lift landing door	*											
c) Fire resisting glazing	*											
d) Fire-stop or sealing system in wall/floor/curtain wall, etc												
e) Others (e.g. proprietary products, fire shutter, etc)												

The performance on stability has to be demonstrated where applicable.

* Corresponding legend in approved plan should be specified where applicable

 Signature of Authorized Person

 Date

Schedule of Building Materials and Products (cont'd)

(B) Other Building Materials and Products

Building Product	Product Name	Name of Manufacturer and Place of Manufacture (City and Country)	Compliance with Relevant Building Regulations & Codes of Practice	Details of Test or Assessment Report					Remarks/ Comments
				Name of laboratory accreditation body	Name of laboratory / assessing organization	Report no.	Date of test / assessment report	Validity date	
a) Glazing barrier									
b) Cast iron pipes and fittings									
c) Others									

I confirm that the above mentioned building products have been tested or assessed as stated and hereby certify that the application and performance of these products comply with the relevant Building Regulations.

Signature of Authorized Person

Date