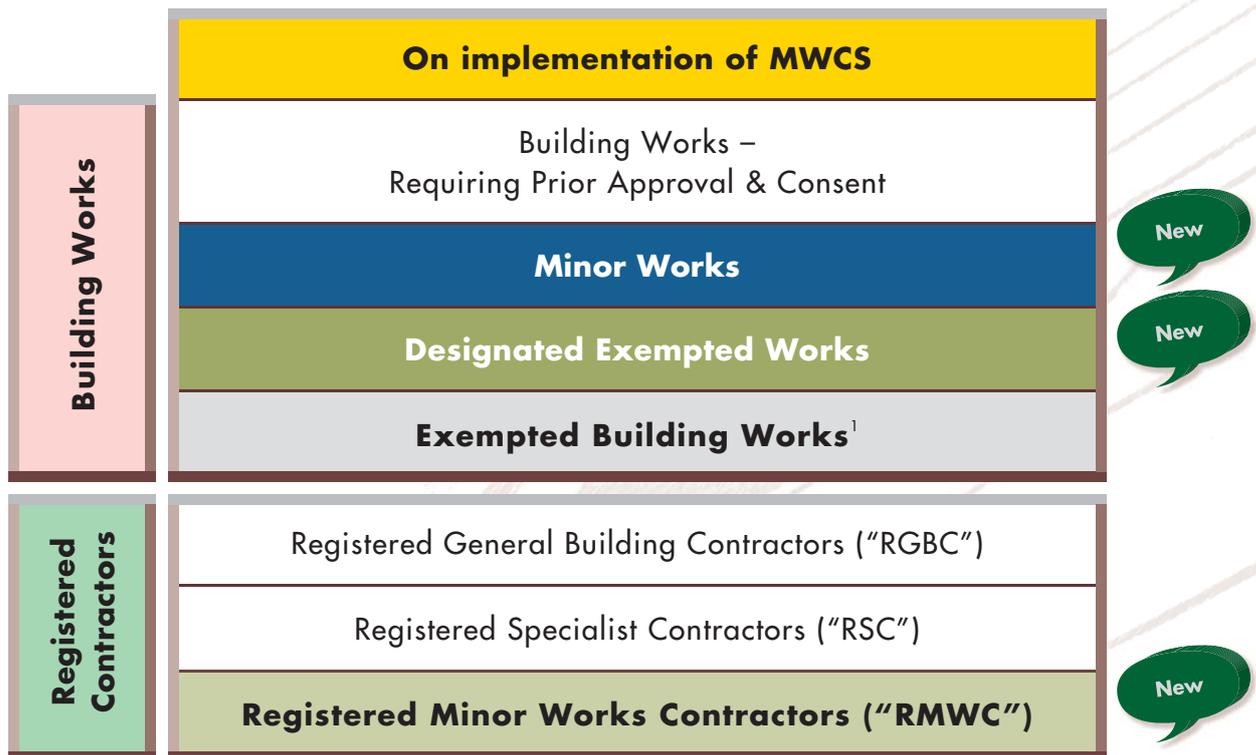


2 What's new?

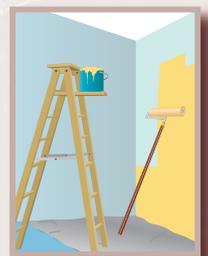
2.1 A new category of building works, "minor works" ("MW"), which are relatively simple in nature, small in scale and low risk to safety, has been introduced. A new register of contractors, who are qualified and registered to carry out such MW, registered minor works contractors ("RMWC"), has also been introduced. Different aspects of MW are discussed in Chapters 3 to 5, while the registration of the RMWC is not covered in these guidelines.



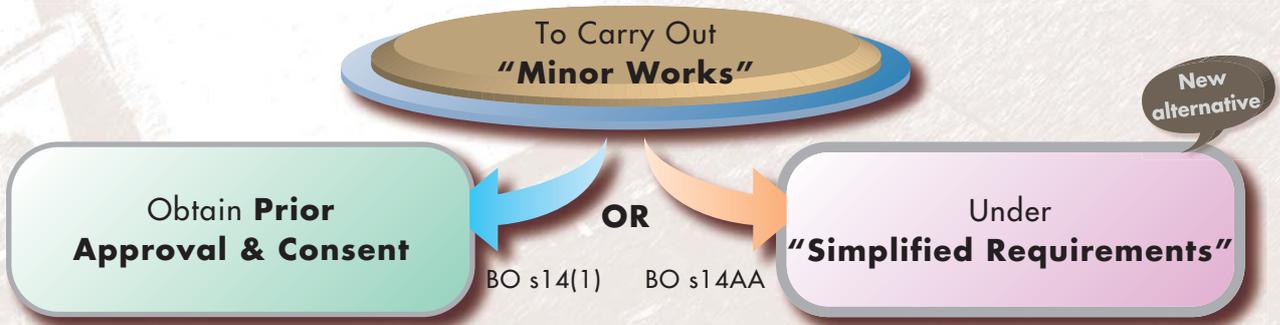
2.2 There are some building works which are relatively lower in complexity and risk to safety than MW but do not fall into "exempted building works". On the introduction of the "minor works control system" ("MWCS"), they are defined as "designated exempted works". There are 15 items of "designated exempted works" which are specified in Schedule 2 of the Building (Minor Works) Regulation ("B(MW)R"). Section 41(3B) of the Buildings Ordinance ("BO") stipulates that the "designated exempted works", when carried out on prescribed conditions, shares the same exemptions² as the "exempted building works".

1. Sections 41(3) & 41(3C) of the BO provide that certain building or drainage works may be carried out in any building with the exemptions from "seeking prior approval and consent" to commence work from the Building Authority. Examples are common household renovation works such as painting, internal plastering or wall-paper works and alteration of internal non-load bearing walls. However, the above ground drainage works such as the repair or replacement of pipeworks and fittings are now MW.

2. See Note 1 above.



2.3 A new alternative to “obtaining approval and consent” to carry out MW, namely “simplified requirements³” under MWCS has also been introduced. With the simplified administration and appointment of personnel, time and cost for carrying out of MW can be highly reduced without sacrificing quality and safety of the MW.



2.4 When comparing these two alternatives for carrying out MW, the benefits of “simplified requirements” can be tabulated as follows:

		Approval & Consent Procedures	Simplified Requirements
Submission Fee for Application for Approval of Plans 		Min. \$11,200	N/A
Statutory Processing Time 		Min. 30 days	Nil
Notification for Commencement of Works 		7 days before	7 days before for Classes I & II MW
Appointment of PBP ⁴ 		Required	Only required for Class I MW
Appointment of PRC ⁵ 		Required	
Notification for Completion of Works 		Within 14 days after completion	

3. “Simplified requirements” are the requirements prescribed in Part 6 of the B(MW)R.
 4. The “prescribed building professional” (“PBP”) is an authorized person (“AP”) [and a registered structural engineer RSE (“RSE”)and/or a registered geotechnical engineer (“RGE”) if necessary].
 5. The “prescribed registered contractor” (“PRC”) can be a RGBC, a RSC or a RMWC.