

1 Introduction

1.1 Background

1.1.1 The Buildings Department (“BD”) has carried out a comprehensive review of the Buildings Ordinance (Cap. 123) with a view to rationalizing the building control regime. As a result of the review, a new building control regime, the “minor works control system” (“MWCS”), is introduced in the Buildings Ordinance by the Buildings (Amendment) Ordinance 2008 and Building (Minor Works) Regulation (Cap. 123N) to allow the public to carry out “minor works” lawfully through simplified procedures.

1.1.2 Under this new building control regime, the Buildings Ordinance (“BO or the Ordinance”) provides two ways for carrying out “minor works¹” (“MW”):

- (a) the existing method – “obtain prior approval and consent” under section 14(1) of the BO; and
- (b) the MWCS – “simplified requirements²” under section 14AA of the BO and Part 6 of the Building (Minor Works) Regulation (“B(MW)R or the Regulation”).



1.1.3 The MWCS was devised with an aim to improving building safety in Hong Kong and to provide members of the public an alternative procedure for carrying out “minor works” mainly in existing buildings that are of smaller scale and pose a lower level of risk, without the need to obtain approval and consent from the Building Authority (“BA”) before commencement of works.

1.2 Objectives

This document intends to give the contractors who are interested in carrying out “minor works” under the “simplified requirements” a clear understanding of the new “minor works control system”. Apart from identifying their legal responsibilities, technical guidance, recommended design and details, and safety instructions for complying with the associated new legislation are provided to facilitate their works in practice.

1. “Minor works” are defined in Part 3 of Schedule 1 of the B(MW)R.
 2. “Simplified requirements” are the requirements prescribed in Part 6 of the B(MW)R.

1.3 Interpretation

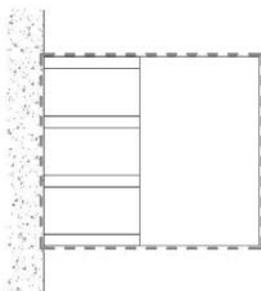
1.3.1 Cantilevered Structure

A cantilevered structure is a beam or slab or a combination of beam and slab supported on one end only. Common examples of this type of structural elements are projecting structures located on the exterior of building like canopies, balconies, bay windows, air-conditioner hoods, architectural fins and flower racks, etc.

1.3.2 Display Area

Under the Building (Minor Works) Regulation Section 1 of Schedule 1 Part 1, "display area", in relation to a signboard, is the area of the largest planar surface of a virtual rectangular prism containing all parts of the signboard (including its supporting structure) except:

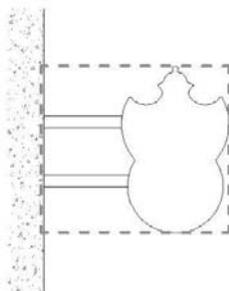
- if the signboard is supported by a single post of a diameter of not more than 100 mm, the post; or
- in any other case, any structural elements of the signboard solely for preventing the lateral movement of the signboard.



Projecting signboard contained within the prescribed prism:-

Rectangular planar area = 20m^2 (Maximum for Class I)
(Area shown dotted)

Thickness = 600mm (Maximum)



Remark: Refer to PNAP APP-126 Appendix G.

1.3.3 Original Design

Original design is the design shown on the approved plans and details or prescribed plans and details submitted under the "simplified requirements". The "prescribed building professionals" or "prescribed registered contractors" should check the building records kept by the Buildings Department to verify the original design. (This interpretation is not applicable to those building works where all the above mentioned records are not existed.)

1.3.4 Prestressed Construction

Prestressed construction is a method by pre-tensioning or post-tensioning the high-strength embedded tendons within the concrete structural element. It cannot be readily identified by visual inspection. Contractors are strongly recommended to obtain details from the approved structural plans available on the internet through the BRAVO system (<http://bravo.bd.gov.hk>) or at the "Building Information Centre" (13/F of Pioneer Centre, 750 Nathan Road, Kowloon) prior to the commencement of works.

1.3.5 Scheduled Areas

According to section 2 of the Buildings Ordinance, "scheduled areas" are the following areas specified in the Fifth Schedule and references to a building or building works in the "scheduled areas" are, in the case of a building or building works situated partly in one of the "scheduled areas", references to that part of the building or building works so situated:

<u>Scheduled Area No.</u>	<u>Description</u>
1	Mid-levels area
2	North-western part of the New Territories
3	The railway protection areas
4	Ma On Shan area
5	The sewage tunnel protection areas

1.3.6 Technically Competent Person ("TCP")

According to the "Technical Memorandum for Supervision Plans" issued by the Buildings Department, TCP is a person whose academic or professional qualification or experience of building works or street works satisfy the requirements set out in that Technical Memorandum for a particular type of site supervision or management tasks. There are 5 grades of TCP as defined in that Technical Memorandum.