

6 November 2023

To: Property Management Companies

Dear Sir/Madam,

**Compliance with the Buildings Ordinance
Concerning Erection of Unauthorised Building Works**

A number of landslide incidents arising from the recent rainstorm have revealed blatant contravention of the Buildings Ordinance (BO) involving unauthorised building works (UBWs).

2. The Government takes a very serious stance against such UBWs and the parties involved in such works. If a property owner/occupant intends to carry out alteration and addition works to the premises, you should draw the owner's attention to the need for compliance with the relevant provisions of the BO, i.e. seeking prior approval and consent from the Buildings Department (BD) or carrying out the works through the Minor Works Control System if the works fall within the relevant categories of designated minor works items. If there is doubt as to whether the proposed works comply with the BO, you should advise the owner/occupant to seek advice from registered building professionals or registered contractors before the commencement. In case of suspected UBWs, you should report the works to BD for further investigation.
3. From time to time, staff of BD will have to enter into private premises for inspection and investigation of UBWs. We would like to appeal for your cooperation in facilitating staff of BD in conducting such inspection and investigation¹.
4. We would be grateful if you would bring this letter to the attention of your staff.

Yours faithfully,



(PANG Yuk-lung, Michael)
Assistant Director/Corporate Services
for Director of Buildings

c.c. Property Management Services Authority

¹ Section 40(2AAA) of the BO provides that any person who obstructs the Building Authority, any officer authorized by him or any other public officer, in the exercise of his power under the BO, shall be guilty of an offence and liable on conviction to a fine at level 3, i.e. \$10,000, and to imprisonment for 6 months.