

**Buildings Ordinance section 18(6)
Authority to Enter Buildings**

General

Section 18(1) of the Buildings Ordinance authorizes the erection of shoring which is necessary for specified purposes and section 18(6) of the Buildings Ordinance empowers the Building Authority to authorize entry to buildings in connection with such shoring.

2. This practice note describes the application and authorization procedures and emphasizes the rights of those affected by the shoring.

Application

3. Before making an application to the Building Authority for an authorisation under section 18 of the Buildings Ordinance Authorised Person/Registered Structural Engineer should ensure that there is no other way of providing precautionary measures than to erect shoring inside the adjacent buildings, and also that he has failed in obtaining the consent from the owners and occupants of the adjacent buildings for such shoring work despite having taken all reasonable steps.

4. Applications for authorization should be made in writing to the Building Authority and should contain the following information :

- (a) Name of applicant;
- (b) HKID/Passport/Business Registration Certificate Number of applicant;
- (c) Full address and lot number of the building to be entered;
- (d) Purpose(s) for which the authorization is required;
- (e) Justification to demonstrate that the erection of shoring inside the adjacent building(s) is the only possible means of precautionary measures;
- (f) Name of any agent to be authorized under section 18(6)(b) of the Buildings Ordinance; and
- (g) Registration certificate number if applicant or agent is a registered contractor.

Authorization

5. Having been satisfied that there is no alternative way of providing support to the adjacent buildings the Building Authority will issue the written authorisation, normally within 2 weeks of receipt of an application containing all the necessary information. A copy of the authorisation shall be posted in a conspicuous position on the building to which it relates.

Damage and Claims for Compensation

6. It should be noted that sections 18(4) and 18(5) of the Buildings Ordinance contain provisions for the repair of any damage caused by or resulting from the erection, maintenance or dismantling of the shoring and for the occupier or any other person to be compensated for any loss or damage. Section 18A of the Buildings Ordinance allows any occupier or other person who has suffered such loss or damage to apply to the Lands Tribunal to hear and determine any dispute relating to compensation. I expect that all these statutory provisions are followed where appropriate and the rights of all persons affected are respected.

7. PNAP 71 contains information relating to shoring for demolition works.

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Building Authority

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