

**Waste Minimization  
Provision of Fitments and Fittings in New Buildings**

It has been suggested, arising from reports of sanitary fitments and other fixtures/fittings in new buildings being discarded upon occupation, that requirements for the provision of such fitments and fittings prior to completion of new buildings should not be insisted upon to reduce waste.

2. A working group (WG) comprising government officials and representatives of the building industry has studied the issue. A survey has indicated that the problem of carting away of sanitary fitments/fittings required under the building regulations in newly completed private buildings is not significant. The WG has also identified the following concerns if the requisite fitments/fittings are not provided at the time of completion of a new building :

- (a) construction waste generated from fitting out works carried out by individual contractors while a new building is under occupation;
- (b) chaotic condition arising from individual owners engaging their own contractor for the fitting out works; and
- (c) the practicality of testing plumbing and drainage system without fitments for compliance with regulation.

3. The WG is of the view that the basic sanitary fitments required under the building regulations should be installed prior to the issue of an occupation permit. The WG, however, has also recommended that modification of the relevant building regulation be considered to permit certain sanitary fitments be not installed at the time of issuing an occupation permit on merits of individual case. The Building Authority has accepted the recommendation and will favourably consider giving a modification of Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in the following circumstances :

- (a) premises such as restaurants and hotels for which extensive renovation and fitting out of the required sanitary fitting by a restaurant or hotel operator will only be carried out after the issue of the occupation permit and in the process any sanitary fitting installed prior to the issue of an occupation permit would be dismantled in the course of such renovation work;
- (b) a developer has offered to provide fittings to individual purchaser's choices.

4. AP wishing to take advantage of the circumstances set out in para 3 should provide details on the extent of the sanitary fitments and fittings to be installed after the issue of the occupation permit in the application for modification together with an undertaking to the effect that :-

- (a) the outstanding fitments and fittings will be installed prior to the actual occupation of the relevant part of the premises;
- (b) the outstanding fitments and fittings will be installed in accordance with the provisions of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations and the requirements of the Water Authority;
- (c) the outstanding fitments and fittings will be installed under his supervision by the registered general building contractor who will employ a licenced plumber for the carrying out of the plumbing works; and
- (d) Water Authority will be notified via the submission of standard form WW046 available in the office of Water Authority for the installation of the outstanding plumbing fittings.

5. The survey also shows that some doors, floor finishes and partitions are taken out and are replaced by owners of new flats. You may therefore wish to offer more choices of colour schemes, door types and floor finish patterns for potential purchasers of buildings.

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Building Authority

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Fittings and Fixtures