

Prescribed Inspection in respect of Projections of Buildings

Pursuant to section 30B of the Buildings Ordinance (BO), the Building Authority (BA) may by notice in writing serve on owners of a building requiring a prescribed inspection and, if necessary, prescribed repair in respect of any projection to be carried out within a specified time. This practice note sets out the general application of sections 30B(3), 30B(4) and 30B(5) of the BO in respect of projections.

Projections as Common Parts under Section 30B(3) of the BO

2. Where an external wall is in the common parts of a building, the building elements projecting from the external wall such as canopies, planter boxes, drying racks, window canopies, supporting structures for building service installations and the associated pipes or ducts, architectural features, fins, eaves, cornices, mouldings, etc. would also be regarded as the common parts of a building and subject to section 30B(3) of the BO. The notice would be served on all the building owners or the Incorporated Owners, as the case may be.

Projections as Part of External Wall under Section 30B(4) of the BO

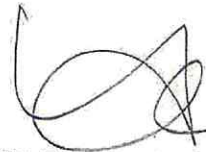
3. Where an external wall is not in the common parts of a building, building elements projecting from the external wall as described in paragraph 2 above would be subject to section 30B(4) of the BO. The notice would be served on the owner of the external wall.

Projections under Section 30B(5) of the BO

4. Unenclosed balconies and verandahs are exposed to weather, rendering them more vulnerable than other internal building elements by virtue of their locations. Thus, they pose a higher risk to public safety. The balconies and verandahs as defined under section 9(1) of the Building (Inspection and Repair) Regulation should therefore refer to those “unenclosed” structures as shown on the original approved plans of the building concerned. Unenclosed balconies and verandahs which are subsequently enclosed after the building has been occupied would still be regarded as “unenclosed” structures. Notices under section 30B(5) of the BO may be served on the owners of an individual premises in the building in respect of the unenclosed balcony and verandah that is connected to that premises and is used by the occupier of that premises.

5. For notice served under section 30B(5) of the BO, the prescribed inspection of the unenclosed balconies and verandahs includes the floor and the ceiling as well as the metal railings/the glass balustrades/the internal surface of the solid parapets, as the case may be. The external surface of the solid parapets of balconies or verandahs should fall within the scope of the prescribed inspection of the external walls of the building under section 30B(3) or 30B(4) of the BO, as the case may be. Regarding projections constructed by individual owners in accordance with the BO, notices under section 30B(5) of the BO may be served on the owners concerned.

6. In the case that only the metal railings/glass balustrades associated with unenclosed balconies and verandahs are required for prescribed inspection and repair (if necessary), notices under section 30B(4) of the BO would be served on the owners of the unenclosed balconies and verandahs.



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