

Demolition Works Measures for Public Safety

Continuous Supervision

Registered specialist contractors (RSCs) appointed to carry out demolition works are required under section 9(6) of the Buildings Ordinance (BO) and regulation 41 of the Building (Administration) Regulations (B(A)R) to give continuous supervision to the works in accordance with, inter alia, their supervision plans prepared in compliance with the Technical Memorandum for Supervision Plans 2009 issued under section 39A of the BO.

Supervision Plan

2. A supervision plan as defined under section 2(1) of the BO is required to be lodged with the Building Authority (BA) by an authorized person (AP) prior to or at the time of application for consent to commence demolition works except for works which satisfy all of the criteria set out in paragraph 11 of the Technical Memorandum for Supervision Plans 2009. RSC shall be responsible for preparing the respective part of the plan in accordance with the Code of Practice for Site Supervision 2009 (2021 Edition) issued by the Buildings Department (BD).

3. The technically competent persons (TCPs) appointed as shown in the supervision plan shall possess the required qualifications, competence and experience relevant to the demolition works. In this regard, Hong Kong Institute of Construction (HKIC) has been organising training courses, such as the “Demolition of Building Course for Supervisors/Foremen.” RSC should draw the attention of their supervisory personnel to the training courses and encourage them to attend.

Personal Supervision

4. Personal supervision by a TCP appointed by RSC is required under regulation 8 of the Building (Demolition Works) Regulations (B(DW)R) in respect of the demolition works. You are also required under regulation 8(3) of the B(DW)R, to post a notice (Form BA20) in a prominent position on site specifying the name of the appointed TCPs .

Execution and Supervision of Demolition Works

5. When carrying out demolition works, reference should be made to the Code of Practice for Demolition of Buildings 2004 (Demolition Code) issued by BD. RSCs are required to observe the requirements on the provision of a full time site engineer for demolition of complex structures, debris disposal and management system, and other execution and supervision particulars as stipulated in the Demolition Code.

6. Where a site engineer is required to be appointed, he/she should be directly responsible to the RSC. Any subsequent change in the appointment of the site engineer, RSC should immediately report to AP/registered structural engineer (RSE)/registered geotechnical engineer (RGE) and the BA.

Video Record of Demolition Works

7. Video cameras to record the entire demolition process should be provided by the RSC for all types of demolition sites. The video cameras should be installed at strategic locations agreed by AP/RSE/RGE and be securely protected from being tampered with so that the entire demolition process including the movement of debris and the overall sequence of demolition can be recorded for reference and review purposes. While the exact number of cameras is to be determined by AP/RSE/RGE, there should be at least one video camera for each site. The location of the video cameras should be shown in the demolition plan.

8. The video records should be kept by RSC for at least 14 days.

Appointment of Operator of Powered Mechanical Plant or Equipment

9. The use of powered mechanical plant or equipment for demolition works carries risks and particular care should be taken. In certain circumstances, it may even be unsafe and should not be allowed, for example, the use of a crane and hammer in a densely populated area. To ensure public safety, the operator of powered mechanical plant or equipment used in demolition work shall meet the requirements as specified in regulation 9(3) of B(DW)R.

10. For the purpose of regulation 9(3)(b) of the B(DW)R, an operator should have completed a training course in “Demolition of Building Course for Plant Operators” organised by the HKIC and obtained the relevant certificate. Equivalent training and certificate issued by a recognised examining body may also be favourably considered by the BA for meeting the requirement.

11. An application for consent to the commencement of demolition works must be accompanied by the personal particulars, qualifications and experience of the operators of any powered mechanical plant or equipment proposed to be used in the demolition works in accordance with regulation 31 of the B(A)R. RSC are advised to provide the necessary information to the AP for submission to the BA. The information to be submitted should include the operators’ name in Chinese and English, Hong Kong identity card number, date of birth, address, telephone number and documents verifying the operators’ qualifications and experience.

12. The BA will vet the particulars of the plant operators and advise AP on the suitability of the operators as soon as possible, having regard to their qualifications, experience and training.

13. Where there is a change in the appointment of the operator, RSC is required under regulation 22(7) of the B(A)R to notify the BA within 7 days of the change and to provide the BA with the personal particulars, qualifications and experience of the new operator.

Danger from Fire or Explosion

14. Dangerous and hazardous materials left by the previous occupants may cause risk of fire or explosion during demolition operation through the leakage or accumulation of gas or vapour. RSC for demolition works should ensure all inflammable goods are removed from site and any other flammable goods are stored in proper storage facilities. When suspected dangerous and hazardous materials are encountered in the course of demolition, RSC for demolition works may seek assistance from relevant government departments. All parties are drawn to the attention of the provisions in regulation 6 of the B(DW)R.

Protection of Drainage System

15. All sewer and drainage connections should be properly sealed before commencement of demolition. Regulation 3(2)(b) of the B(DW) refers.

Safety and Convenience of Third Parties

16. Proper protection and safe passage for the public must be provided at all times by the erection and maintenance of suitable hoardings, covered walkways, gantries and catch platforms.

17. Every effort must be made to minimise any nuisance to the public arising from dust, noise and vibration.

Certification on Completion of Demolition Works

18. Within 7 days of the completion of the demolition works, RSC should certify that the works have been carried out in accordance with the provisions of the BO and regulations in Form BA14A/Form BA14B¹. The specified forms can be downloaded from the BD website www.bd.gov.hk.

Minor Works Relating to Demolition Works

19. Under the Minor Works Control System (MWCS), certain minor building works relating to demolition works have been designated as minor works and may be carried out under the simplified requirements as an alternative to obtaining prior approval and consent under the BO. Reference can be made to Schedule 1 of the Building (Minor Works) Regulation and Practice Note for Registered Contractors 71 regarding the list of minor works items and the simplified requirement respectively.

/Streamlined ...

¹ RSC should consult AP and RSE regarding the streamlined procedures for fast track acceptance of completion of demolition works prior to the submission of Form BA14B.

Streamlined Procedures for Carrying out Minor Works before Demolition of Buildings

20. Before demolition of a building, minor building works such as the removal of unauthorised building works, projecting structures and windows, of the parent buildings for various purposes including the installation of precautionary measures and formation of openings in floor slabs to convey debris are usually required. To facilitate these works, in addition to the staged consent procedures of applying separate consent for the commencement of these works and the procedures under MWCS for those falling within the definition of minor works, AP may adopt the streamlined procedures as detailed in Appendix A to carry out such works.

21. Similar practice notes have been issued to AP, RSE and RGE on demolition works and related subjects. It is important that RSC should consult AP, RSE and RGE on the contents of these practice notes for application to individual sites.

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**Streamlined Procedures for Carrying out
Minor Works (MW) before Demolition of Buildings**

The following streamlined procedures for MW to be carried out before demolition of parent building are applicable if the authorized person, registered structural engineer and registered specialist contractor ¹ (Project Team) responsible for the demolition of the parent building are also responsible for such MW.

Notification of Commencement

2. Form MW01 for the MW to be carried out before demolition of the parent building should be submitted not less than 7 days prior to their commencement, together with the application for approval of demolition plans for the parent building, by the same Project Team. The demolition plans should indicate such MW including a statement that protective and precautionary measures in accordance with the Technical Guidelines on Minor Works Control System are to be provided.

3. Photographs showing the locations of the proposed MW are not required if such have been included in the building appraisal report submitted with the demolition plans.

Certification of Completion

4. Form MW02 on completion of the MW should be submitted together with the Form BA14A/Form BA14B for completion of demolition of the parent building by the same Project Team. Photographs showing the MW as completed are not required if the whole parent building is demolished subsequent to the completion of the MW.

5. If such MW are completed before the submission of Form BA10 for demolition of the parent building, Form MW02 should be separately submitted together with the necessary documents and information under the MW Control System to New Buildings Division 1 of the Buildings Department.

(9/2022)

¹ The MW should be carried out by the registered specialist contractor (demolition works) (RSC(D)) who is qualified to carry out such either as a registered general building contractor or registered MW contractor for the relevant classes and types of MW. The authorized signatory (AS) from the RSC(D) supervising the demolition of the parent building should also be the AS (registered with the relevant classes types of MW) supervising such MW.