

Minor Amendment Works

Introduction

The requirement for prior approval and consent for all amendments to building works for which first consent has been given may affect the construction process.

Exemption for Minor Amendments

2. To facilitate the carrying out of minor amendment works without causing interruption of the construction progress, subject to a modification of regulation 33(1) of the Building (Administration) Regulations being granted by the Building Authority under section 42(1) of the Buildings Ordinance (BO), prior approval and consent to the minor amendments of building, superstructure, drainage and foundation works, for which the first consent has already been given, would not be required except for the amendments described in Appendix A.

Documentation of Minor Amendments

3. As a condition for exemption, the minor amendments would be required to be clearly documented and deposited in the site office. Moreover, Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers are required to ensure that approval and consent for all these amendments are obtained prior to certifying completion of the building works or applying for an occupation permit /temporary occupation permit.

4. A similar practice note has been issued to authorized persons, registered structural engineers and registered geotechnical engineers.

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Building Authority

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BD GR/1-125/5/1(III)

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List of Amendments Not Qualified as Minor Amendments

1. For **building and building (alteration and addition (A&A))**, an amendment:
 - (a) resulting in a major revision or localised major revision as per the criteria specified in Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-55;
 - (b) having material effect on the fundamental issues;
 - (c) involving concern on stability/deformation of slopes, retaining walls, adjoining land and buildings;
 - (d) involving an application for exemption or modification of the BO and its subsidiary regulations;
 - (e) not in compliance with the relevant Outline Zoning Plan or deviating from a scheme approved by the Town Planning Board; or
 - (f) involving works outside the lot boundary.
2. For **superstructure and superstructure (A&A)**, an amendment affecting the overall structural stability of the building.
3. For **drainage and drainage (A&A)**, an amendment:
 - (a) involving the revision of drainage layout as a result of a major revision of the building proposal;
 - (b) involving the change of disposal system or connections to public sewers;
 - (c) involving concern on stability/deformation of slopes, retaining walls, adjoining land and buildings;
 - (d) involving an application for exemption or modification of the BO and its subsidiary regulations;
 - (e) involving excavations deeper than 3m; or
 - (f) involving works outside the lot boundary.

4. For **foundation**, an amendment:
- (a) involving the change in design assumptions, construction method/material, safety precautionary measures, safety tolerances, monitoring measures/criteria, founding material, allowable load carrying capacity;
 - (b) involving Area Numbers 3 and 5 of the scheduled areas in Schedule 5 to the BO;
 - (c) involving excavation for pile caps or footing below the approved bulk excavation limit in Area Number 1 of the scheduled areas in Schedule 5 to the BO;
 - (d) involving steel H-piles driven to bedrock steeper than 25 degree from the horizontal if any as shown on the latest approved plans;
 - (e) involving piles constructed over slope of which the stability will affect or be affected by the piles;
 - (f) not in compliance with the approved minimum clear distance between the foundation and the site boundaries or adjacent sensitive buildings/features;
 - (g) involving a change from Type 1 to Type 2 mechanical couplers for steel reinforcing bars or vice versa, or a change in the mechanical couplers which requires a further quality assurance scheme of the manufacturer to be submitted prior to the application for consent to the commencement of the splicing assembly works;
 - (h) involving more than 5% increase over the number of piles, of the same type, as shown on the latest approved plans; or
 - (i) involving relocation of pile(s) to position(s) more than 5m from its/their original location(s), as shown on the latest approved plans.

(5/2022)