



Maintenance and Repair
of Aluminium Windows



Maintenance of
Drainage Pipes



Seepage at Roof



Fire Safety



Alteration and Addition
Works



Problems on Walls



Environmental
Hygiene



Introduction

Building Safety

A Kaleidoscopic View

**Teaching Kit for the Senior
Secondary Curriculum -
Liberal Studies**



April 2011



Preface

The new senior secondary academic structure, implemented since the 2009-10 academic year, has made Liberal Studies one of the core subjects in the curriculum. In view of the development of Liberal Studies and to enhance the awareness of the younger generation of the importance of building safety, we have compiled this “Building Safety – A Kaleidoscopic View” teaching kit to provide hand-on teaching materials for teachers of the subject. It is also hoped that senior secondary students will better grasp the concept of building safety, with a view to cultivate their positive attitude towards building maintenance and to foster a culture of building care.

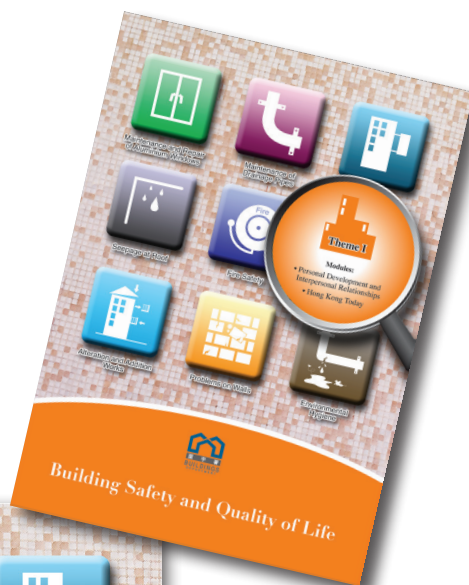
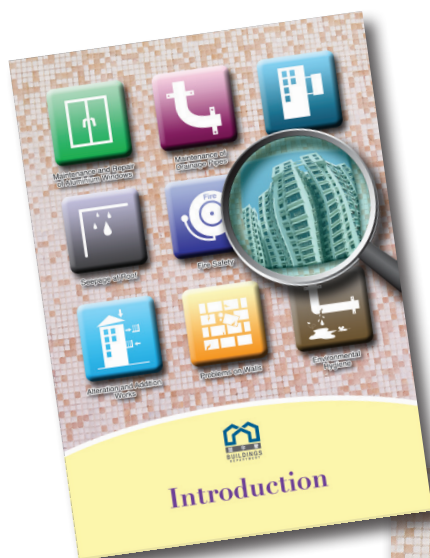
By exploring four different themes in a progressive manner, this teaching kit aims to help students understand that building safety not only affects the individual but also the community, which in turn will make students realise that building maintenance and timely repair is the due responsibility of building owners.

In line with the pedagogical aims in the teaching and learning of Liberal Studies, this teaching kit is designed for cross-modular study and covers a wide range of issues progressing from those affecting the individual to those involving community participation. To cater for the practical needs of teachers, this teaching kit includes teaching materials on four modules, namely, “Personal Development and Interpersonal Relationships”, “Hong Kong Today”, “Public Health” and “Energy Technology and the Environment”. In addition to the teachers’ book, the teaching kit comprises different forms of teaching materials which give general information on building safety in an easily-understood manner to provide teachers and their students with practical and quality materials for the study of the subject.

I am glad to introduce this “Building Safety – A Kaleidoscopic View” teaching kit to all secondary school teachers and hope it will facilitate the teaching and learning process in Liberal Studies. Moreover, I wish to thank the advisors, teachers and students from the Programme of Master of Arts in Liberal Studies and Ethics, Department of Religion and Philosophy of the Hong Kong Baptist University, for their efforts and contribution in composing this innovative and meaningful teaching kit.

Mr. AU Choi-kai, JP

Director of Buildings





Content

Preface

Project Members

6

Editors' Notes

7

Guidelines for Teachers

8

Mind Map

10

Theme Content

1. Building Safety and Quality of Life

1.1: Alteration and Addition Works to Buildings

1.2: Repair of Individual Flats

1.3: Relationship between Building Safety of the Interior of Individual Premises and their Owners

Lesson Plan

Suggested Examination Questions and Answers

2. Alteration of External Walls of Buildings

2.1: The Relationship between the External Wall of a Building and the Owners

2.2: Problems Caused by Alteration of External Walls of Buildings

Lesson Plan

Suggested Examination Questions and Answers

3. Maintenance and Repair of Buildings and their Common Parts

3.1: Structural Building Safety: the Effect of Alteration of Partitions and Components

3.2: Fire Safety in Buildings

3.3: Maintenance of Common Parts of Buildings

Lesson Plan

Suggested Examination Questions and Answers

4. Building Works and Community Life

4.1: Domestic Water Seepage Problem and the Relationship with Neighbours

4.2: Drainage System and the Spread of Communicable Disease

4.3: Building Safety and Public Safety

Lesson Plan

Suggested Examination Questions and Answers



Project Members

Consultants:

Prof. Ho Kin Chung (*School of Science and Technology, Open University of Hong Kong*)
Prof. Kang Phee Seng (*Department of Religion and Philosophy, Hong Kong Baptist University*)
Prof. Lo Ping Cheung (*Department of Religion and Philosophy, Hong Kong Baptist University*)
Dr. Ip King Tak (*Department of Religion and Philosophy, Hong Kong Baptist University*)
Mr. Lui Yu Chun (*Graceyard Education*)

I.T. Adviser:

Dr. Craig Ho Y. S. (*Department of Religion and Philosophy, Hong Kong Baptist University*)

Project Director:

Dr. Kwan Kai Man (*Department of Religion and Philosophy, Hong Kong Baptist University*)

Writers of the teaching kit:

Miss Chow Chung Yan (*Department of Religion and Philosophy, Hong Kong Baptist University*)
Miss Chui Ka Ki (*Department of Religion and Philosophy, Hong Kong Baptist University*)
Mr. Lam Ho Wah (*CMA Secondary School*)
Miss Siu Chui Chi (*Yan Chai Hospital Wong Wha San Secondary School*)
Mr. Szeto Tar Shan (*Freelancer*)

Chief Editor of the teaching kit:

Miss Chui Ka Ki (*Department of Religion and Philosophy, Hong Kong Baptist University*)

Editors of the teaching kit:

Miss Chow Chung Yan (*Department of Religion and Philosophy, Hong Kong Baptist University*)
Mr. Szeto Tar Shan (*Freelancer*)
Mr. Yu Kwok Kin (*Department of Religion and Philosophy, Hong Kong Baptist University*)

Translators of the teaching kit:

Miss Chui Ka Ki (*Department of Religion and Philosophy, Hong Kong Baptist University*)
Mr. Yu Kwok Kin (*Department of Religion and Philosophy, Hong Kong Baptist University*)
Mr. Yung Ho Kwan (*Freelancer*)

Administration:

Miss Ho Ka Yan (*Department of Religion and Philosophy, Hong Kong Baptist University*)



Editors' Notes

To facilitate the development of Liberal Studies in the senior secondary curriculum, the Buildings Department has compiled this teaching kit which consists of four themes on issues about building safety that are closely related to our daily lives. It is hoped that by exploring the related issues, students will effectively understand that everyone has a role to play in ensuring building safety.

Features of this teaching kit:

1. Understanding relevant concepts

To enable students to grasp the main points and ideas in the themes, some important and relevant concepts are listed in each theme to give students an overview of the content concerned.

There are explanatory notes of “Information on Building Safety” provided in each theme to motivate students to explore the issues concerning building safety in their environment and the community.

2. Consolidating the knowledge base

Through systematic examination of the issues ranging from those concerning individual properties to those involving the community, students can learn in a progressive manner the key issues of building safety, from their own building units to the whole building, the whole estate and then the whole community. Each of the themes clearly provides the relevant knowledge and basic information which will allow students to apply what they have learned in their daily lives, thus achieving the purpose of Liberal Studies in the curriculum.

3. Exploring current issues

Through different case studies and building on their knowledge base, students can thoroughly explore into related issues which will further strengthen their capabilities in comprehending and discussing the issues concerned.

There are lesson plans and teaching materials for each theme which will serve as teaching tools for teachers. There are worksheets for students to further their understanding on the main points of different issues through practice.

4. Enhancing analytical ability

The teaching kit includes suggested examination questions. Through different forms of questions, students' ability in analysing the topics or issues concerned will be enhanced.



Guidelines for Teachers

“Building Safety – A Kaleidoscopic View” is a teaching kit compiled by the Buildings Department tailored for the subject of Liberal Studies for senior secondary students of Form 4 to Form 6. To facilitate the teaching and learning of Liberal Studies, this teaching kit is designed with reference to the “Liberal Studies Curriculum and Assessment Guide (Secondary 4 to 6)” jointly prepared by the Curriculum Development Council and the Hong Kong Examinations and Assessment Authority. The content of the teaching kit matches the scope of four modules of respective areas of study in senior secondary Liberal Studies, namely “Personal Development and Interpersonal Relationships”, “Hong Kong Today”, “Public Health” and “Energy Technology and the Environment”. Teachers are welcome to use the materials provided by this teaching kit for Liberal Studies lessons.

Rationale behind the Design: From the Individual to Society

This teaching kit includes four themes, namely “Building Safety and Quality of Life”, “Alteration of External Walls of Buildings”, “Maintenance and Repair of Buildings and their Common Parts” and “Building Works and Community Life”. The idea behind the design is from the individual to the community – from individual building units to the whole building and to the community where people live, and from the quality of life of the individual to caring for life. It is hoped that students will, from their own perspective as a start, understand the importance of building safety and gradually become concerned about the impact of safety issues on the community.

Cross-modular Content

Cross-module is one of the directions in the learning and teaching of senior secondary Liberal Studies. Students are encouraged to learn and link up the content of the six modules in the respective areas of study. The teaching kit is designed on a cross-modular basis with each theme examining the issues in more than one module in Liberal Studies. This teaching kit is therefore different from other teaching resources that usually explore each module as a separate entity. Teachers can make use of the content of this teaching kit for cross-modular teaching.

Themes can be Taught Consecutively or Separately

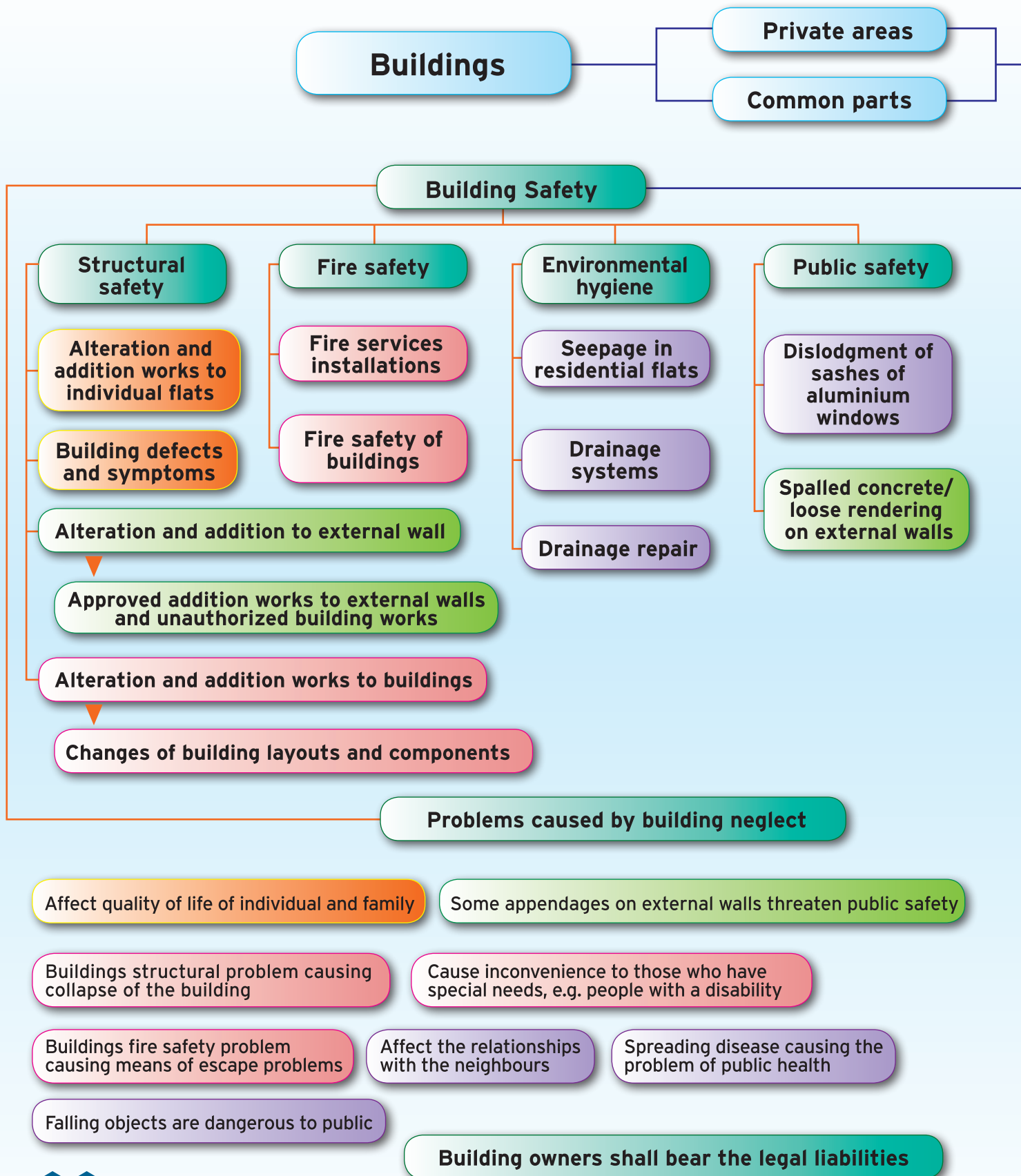
Teachers of Liberal Studies may incorporate the themes in the teaching kit into any teaching classes from Form 4 to Form 6, either at the beginning of a school term or whenever necessary, to meet the school-based curriculum or teaching needs. The teaching kit is designed according to our understanding of the teaching needs and curriculum planning of Liberal Studies in local secondary schools. While the themes can be taught consecutively, teachers may also select individual themes for teaching to meet the specific needs of their schools. Teachers may also adapt the content of the teaching kit to meet the needs of their schools and adjust the teaching hours on their own.

Multiform Support for Teaching: Suggested Examination Questions and Teaching Plans

To cater for the practical needs of teachers and students in Liberal Studies, the teaching kit comprises not only a teacher's book on the basic knowledge of building safety, but also different forms of teaching materials, such as powerpoint presentation, worksheets, suggested examination questions and suggested lesson plans to provide concrete support for the teachers. All the resources have been stored as soft copies and saved in the DVD accompanying the book. Teachers may print the teaching materials they need and distribute them to students according to their teaching needs.



Mind Map



Maintenance and repair of Buildings

Stakeholders

Building Owners

Rights

Owners may exercise the rights of exclusive possession, use, occupation, freely sell, assign, let or permit the use by others his shares, and freely use the common parts of the building

Responsibilities

Building owners shall assume full responsibility to maintain and manage their own properties and common parts, pay his share of management fee and contributions to maintenance and management funds, comply with the "House Rules" attached to the deed of mutual covenant (DMC) or formulated by the owners' corporation (OC), owners' committee or property manager in accordance with DMC.

HKSAR

Legislation

Buildings Ordinance

Building Management Ordinance

Other relevant Ordinances

Enforcement

Issue orders

Removal of unauthorized building works

Support and assistance

Support schemes for building maintenance

Education

