



Maintenance and Repair  
of Aluminium Windows



Maintenance of  
Drainage Pipes



Seepage at Roof



Fire Safety



Alteration and Addition  
Works



Problems on Walls



Environmental  
Hygiene



# Building Safety and Quality of Life



# Building Safety and Quality of Life



## Topics to be Studied

- 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



## Building Safety and Quality of Life

### Modules :

Personal Development and Interpersonal Relationships

Hong Kong Today

### Introduction

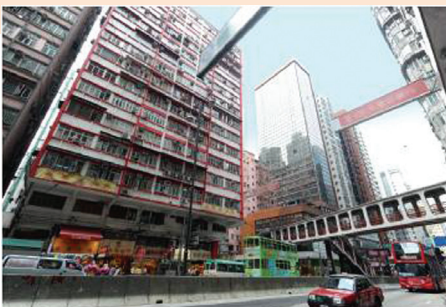
Between 1945 and 1949, civil war broke out in China. Many refugees fled to Hong Kong. As a result, the population in Hong Kong increased rapidly which led to a shortage of housing and living space. Housing development and living environment thus became important elements in people's livelihood, and the housing issue also became a key policy area of the Government.

Pre-war building



Throughout the decades of economic changes, the forms of housing and commercial buildings in Hong Kong changed a lot. In the early 1950s, it was very common to find big families living in partitioned rooms. In the 1960s, the Government started the public housing scheme. In the 1970s and 1980s, with the economy thriving in Hong Kong, there was increasing demand for quality living environment. Many large housing estates were built, such as Mei Foo Sun Chuen, Telford Gardens and so on. By the Millennium, private buildings in Hong Kong tended to become luxurious which created the "wall effect".

There are now different types of properties in Hong Kong, such as private buildings, government housing, single-block buildings, terraced tenement houses, rooftop structures, unauthorised structures, sub-divided flats, commercial buildings and so on, each posing different building safety problems to the community. This theme will analyse the potential problems found in individual types of buildings so as to help students understand that maintaining building safety is the basic responsibility of building owners.



**Maintaining building safety is the basic responsibility of building owners**



## Information on Building Safety 1



### Roles of the Buildings Department (BD) of the HKSAR Government

- ◆ The BD enforces the Buildings Ordinance, and provides professional services to the owners and occupants of private buildings in Hong Kong
- ◆ Except for the pre-war buildings and exempted houses in the New Territories, the Building Information Centre of the BD keeps copies of building plans/records and occupation permits for all private buildings. Members of the public may apply to the BD for inspection of these copies and records
- ◆ The BD provides loans to individual owners of private buildings to carry out maintenance and repair works voluntarily or in compliance with statutory orders.
- ◆ The BD handles complaints from members of the public



### Questions for Enquiry

- What is the relationship between building safety and the quality of life in Hong Kong?
- What is the relationship between the housing needs of Hong Kong residents and the alteration and addition works done to buildings? What are the factors that contribute to the situation?
- What roles do different stakeholders, such as the owners, owners' corporations, management companies and HKSAR Government, play in maintaining the safety of buildings?
- When owners make internal alteration and addition to their flats, what should they pay attention to and what responsibilities should they bear? If problems arise owing to the alteration and addition works in the flat, who should be responsible for the consequences?



## Information on Building Safety 2

### Types of Residential Buildings in Hong Kong

#### ◆ Public Housing Estates

Between 1945 and 1949, civil war broke out in China. Many refugees fled to Hong Kong and the number of squatters increased rapidly. In 1953, the fire that broke out in the squatter area in Shek Kip Mei destroyed the homes of 50 000 people. In the following year, the Government built temporary housing on the same site for these people and started the resettlement plan. In 1958, the first low-cost housing estate, North Point Estate, built by the Hong Kong Housing Authority was completed. In 1961, the Government launched the low-cost housing plan. By 1965, there were around 1 million people living in public housing estates.

#### ◆ Home Ownership Scheme

In 1978, flats from the first phase of the Home Ownership Scheme were put on sale. In the following year, flats from the first batch of the Private Sector Participation Scheme were also put on sale. In 2002, the Government announced that the Home Ownership Scheme would be shelved indefinitely.

#### ◆ Private Buildings

##### • Tenement Houses

Tenement houses integrate Chinese and Western building styles. Most of them consist of three to four storeys and each storey comprises a front block and a rear block. According to Regulation 46 of the Building (Planning) Regulations, Cap. 123F, Laws of Hong Kong, a tenement house means “any building in the domestic part of which any living room is intended or adapted for the use of more than one tenant or sub-tenant.”

##### • Apartments

Apartments are western-style buildings. Nowadays, “apartments” generally refer to all non-tenement houses.

Private building development



Public housing estate



Tenement house



Home Ownership Scheme housing

## Topic 1.1 : Alteration and Addition Works to Buildings

Mr and Mrs Cheung have been renting a flat for years.

Recently, they bought their own flat and became owners.

In order to have a comfortable and pleasant living environment, they are planning how to renovate the interior of their flat. Mr and Mrs Cheung would like to build a concrete platform in the flat in order to create a floor that would have different levels to separate the living room from the dining room.

However, is this addition work lawful? What are the proper procedures for carrying out lawful alteration and addition works to buildings?



### Information on Building Safety 3



Buildings built in 1950s

#### Ageing Building Stock in Hong Kong

- ◆ In 2010, there are about 4 000 buildings aged 50 years or above, and this figure will increase by 500 every year. The number of buildings aged 30 years or above is 17 000 and will increase to 28 000 in ten years.
- ◆ Buildings in Hong Kong are mainly constructed of reinforced concrete with a design life of 50 years in general.
- ◆ In other words, if the owners do not act promptly, the conditions of these buildings will rapidly deteriorate and endanger public safety.

## Key Concepts

### 1. Addition Works

Addition works are not restricted to the works within a building or flat. They also cover constructing an additional floors or a cockloft or providing other installations which are not shown on the approved plans of the building. Moreover, addition works also include constructing a new structure next to an existing building.

### 2. Alteration Works

Alteration works mean changing the installations shown on the approved plans of the building. Common alteration works include demolishing the walls in a flat, combining adjacent flats or altering the facilities for persons with a disability and so on.

## 1 Internal Alteration and Addition Works in Flats

For most buildings in Hong Kong, when they are being constructed, the building plans that show the structure and partitions of the buildings themselves and the flats inside have to be submitted to the relevant government departments, e.g. the Buildings Department, for approval. After the departments concerned have approved the plans, the contractors must construct the buildings according to the plans. The alteration and addition works and the building plans are therefore closely related. Works that have changed the buildings are collectively known as “alteration and addition works”, though in fact, such works do not necessarily increase the floor area of the buildings.

While alteration to the installations shown on the building plans can be regarded as internal alteration to the flat, addition refers to constructing new installations in the flat which are not shown on the originally approved plans. The following are some examples of internal alteration and addition to flats.

### Examples of Alteration Works to Existing Buildings:

- Demolish a part of the floor slab and/or make passage openings to connect two or more floors;
- Demolish the partition walls to combine two or more flats;
- Install claddings or curtain walls on the external walls of a building;
- Divide a flat into smaller flats;
- Demolish the facilities for persons with a disability



Combine flats



Install curtain wall



Demolish part of floor slab



### Examples of Addition Works to Existing Buildings:

- Construct a new structure next to an existing building;
- Construct an additional floor or a cockloft in an existing building;
- Construct a swimming pool;
- Construct additional staircases in a building or flat;
- Construct a water tank, canopy, supporting frame for an air-conditioner or cooling system, structural support for an advertisement signboard and so on



Construction next to an existing building

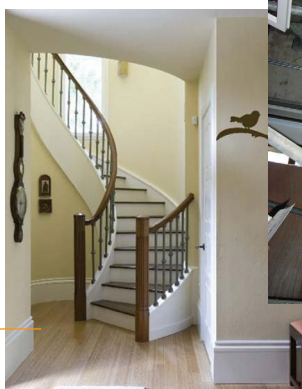
It is important to note that even if one owns the property title of or access right to the adjoining flat roof, canopy, rooftop, courtyard, lightwell or the ground, it does not mean that one has the right to carry out alteration and addition works in these places. If one wants to carry out alteration and addition works to the places mentioned, one must refer to the deed of mutual covenant, approved building plans, building regulations and the lease conditions, etc., or seek advice from building professionals.



Structural frame of signboard



Structural supporting frame for A/C units



Addition of internal staircase



## 2 Reasons for Carrying Out Alteration and Addition Works in Flats

Carrying out alteration and addition works in flats is not a recent phenomenon in Hong Kong. Well before the economy in Hong Kong began to thrive, building owners had already tried to carry out alteration and addition works to their properties.

### Social Economy and Personal Financial Ability

During the 1950s and 1960s, before the economy of Hong Kong started to thrive, the living standard of the general public was not high and their financial ability was relatively low. Buying a flat was beyond the means of most people. To address the housing problem, they had to rent a place to live in. As a result, many owners made alteration to their flats to maximise their profits. They divided a flat into several smaller flats or into many small rooms and cocklofts, and rented them out at a lower price to different people or families. Therefore, the tight supply of flats and their relatively high prices were attributes leading to the alteration and addition works.

However, these flats with alteration and addition works continued to exist despite the thriving economy. Even today, these flats can be found in the tenement buildings in old districts such as Sham Shui Po and Kowloon City. This is because the sub-divided flats or rooms still have their market value. Many new immigrants or people on low incomes live in this type of flats.



Open kitchen

## Pursuit of Better Quality of Life

With enhanced financial ability, people prefer a more comfortable living environment to improve their quality of life. The pursuit of quality of life is another reason for internal alteration and addition works done to flats. As time goes by, the reasons for alteration of and addition to flats have changed from meeting actual needs in life to the pursuit of lifestyle.

At present, the most commonly found internal alteration and addition works are those that aim to make the flat more beautiful and more comfortable. For example, combining rooms or flats to create a more spacious living environment, or converting the kitchen into open kitchen so as to make the flat looks better.



Removal of partition wall

## Increase the Market Value of the Flats

Another reason for alteration and addition works to the flats in Hong Kong is to increase the market value of the flats. This is because many owners want to alter the internal layout of the flats to increase their selling prices.



A comfortable living environment



### 3 Procedures for Carrying Out Authorised Alteration and Addition Works to Flats

All alteration and addition works to buildings must proceed in accordance with the laws of Hong Kong. If the owner or other people (such as the tenant) would like to carry out building works that alter or add partitions or installations in the flats, they have to appoint an authorized person and a registered structural engineer to submit plans to the Building Authority for approval. Such works must be carried out by registered general building contractors or registered specialist contractors.

#### 3.1 The Buildings Ordinance, Cap. 123, Laws of Hong Kong

The Buildings Ordinance(BO) provides for the planning, design and construction of buildings and associated works; to make provision for the rendering safe of dangerous buildings and land; and to make provision for matters connected therewith.

(Long title of “Buildings Ordinance”, Cap. 123)

All private buildings and building works are regulated under the BO to ensure that their design, construction, use and maintenance meet the basic safety and health standards.

The Building Authority monitors the standard of the key persons in construction works of buildings in accordance with the registration system stipulated in the BO. Such persons include authorized persons (can be architects, engineers or surveyors), registered structural engineers, registered geotechnical engineers, registered general building contractors and registered specialist contractors.

#### Additional Information:

Details of the related laws can be found in or downloaded from the Bilingual Laws Information System of the Department of Justice  
(Website: <http://www.legislation.gov.hk>)

Any issues involving the structural and fire safety of private buildings and related installations are within the governance of the Building Authority(BA). The BA can issue statutory orders to require the owner to repair the parts of the building that are dangerous or defective, such as dilapidated structure or external wall, nuisance caused by drainage, dangerous slope or retaining wall, unauthorized building works, fire hazards and other nuisances. The statutory orders may also require the owners to conduct surveys to assess the defects and recommend remedial or recovery measures as necessary.

### 3.2 The Building Management Ordinance, Cap. 344, Laws of Hong Kong

The Building Management Ordinance (BMO) facilitates the incorporation of owners of flats in buildings or groups of buildings, to provide for the management of buildings or groups of buildings and for matters incidental thereto or connected therewith.

(Long title of “Building Management Ordinance”, Cap. 344)

The purpose of the BMO is to assist the owners of individual flats in a building or an estate to form an owners’ corporation and lay down the regulations concerning the management and related issues. Moreover, the BMO authorises the Secretary for Home Affairs to carry out mandatory management for the buildings that might cause hazards to tenants or owners due to a lack of management or inappropriate management.



### 3.3 Other Related Ordinances

Besides the building-related ordinances, there are other ordinances in Hong Kong with detailed descriptions of the requirements of and restrictions on repair and management of buildings. These ordinances include:

- Owner and Tenant (Consolidation) Ordinance (Cap. 7)
- Fire Services Ordinance (Cap. 95)
- Waterworks Ordinance (Cap. 102)
- Electricity Ordinance (Cap. 406)
- Gas Safety Ordinance (Cap. 51)
- Lifts and Escalators (Safety) Ordinance (Cap. 327)
- Occupiers Liability Ordinance (Cap. 314)
- Summary Offences Ordinance (Cap. 228)
- Public Health and Municipal Services Ordinance (Cap. 132)

#### Additional Information:

Details of the related laws can be found in or downloaded from the Bilingual Laws Information System of the Department of Justice  
(Website: <http://www.legislation.gov.hk>)

## Topic 1.2 : Repair of Individual Flats

Mr Leung has no children. He has been living alone in a tenement flat for years and he owns the flat. Recently, according to Mr Wong, who lives in the flat directly below Mr Leung's, there is water seeping from his ceiling and the ceiling paint is peeling off. This might have been caused by the leaking of a water pipe in Mr Leung's flat. Mr Leung understands that he has the responsibility to find out the reason of the leakage and take appropriate action to avoid affecting his neighbour. However, Mr Leung does not have much savings and does not know how to acquire the large sum of money for the repair work.

What role can the Government or other non-government organisations play in providing assistance to the public for repairing self-owned properties?



## Key Concepts

### 1. Building Safety

Building safety includes four aspects, namely structural safety, fire safety, environmental hygiene and public safety.

### 2. Building Safety: Structural Safety

The structure of a building refers to its framework which includes structural members such as beams, floor slabs, columns and load-bearing walls. They are used to support the weight of the whole building and to resist external forces such as wind and earthquake. Structural safety of a building is the integrity of the framework formed by these members.



## Key Concepts

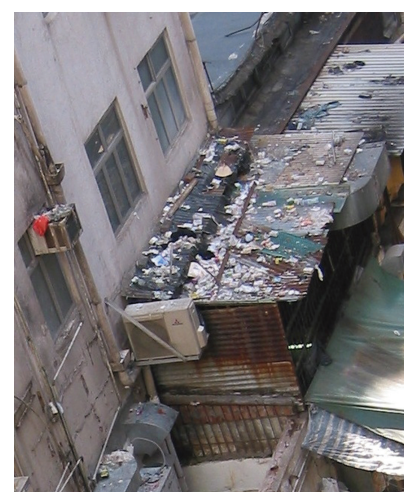
### 3. Building Safety: Fire Safety

A building is formed by different components. Some of them can resist fire so that when a fire breaks out, the structure of the building will not be damaged easily and can prevent the fire from spreading. The concern for fire safety in a building is whether the fire-resisting elements can protect the lives and property of the residents, for example, the design of escape routes in the building should enable the residents to escape from the building safely when a fire breaks out.



### 4. Building Safety: Environmental Hygiene

This refers to environmental hygiene problems inside and outside the building, such as defective sewers and mis-connection of drains.



### 5. Building Safety: Public Safety

This concerns whether the conditions of the building will pose threats to public safety. For example, aluminium windows that fall from height, or spalling of concrete or loosening of rendering on the external wall can cause deaths.



# 1 Common Types of Defects Found on Buildings/ Flats and Their Causes

There is a close relationship between the maintenance and management of a building. In addition to security and cleaning, building management work should also include the overall planning for maintenance of the building. Only can this ensure that tenants will have a safe and comfortable living environment. Cases of domestic accidents or disputes between neighbours as a result of dilapidation are heard from time to time. Therefore, it is very important to note the symptoms and understand the cause of defects in the building premises. This can help us to carry out timely repair works once we identify symptoms of defects in the flats and thus avoid mishaps.

**Owners should regularly maintain  
and repair their properties to  
prevent accidents**

## 1.1 Spalling of Concrete or Loosening of Rendering in the Flats

### Symptoms:

- Stains of water or rust are found on the surface or there is seepage of water
- Cracks appear
- The surface bulges and large pieces of concrete peel off, exposing the rusty steel reinforcement bars
- Spalling of rendering/ceramic tiles



Spalling concrete



Water stain

### Possible Causes:

In ageing buildings, we can usually find defective concrete. Prolonged leakage of water can damage the steel bars inside the concrete. Concrete that is mixed with sea water or overloaded may result in spalling of concrete or loosening of rendering.



Concrete spalling and rusty reinforcement



Spalling of tiles

## 1.2 Structural Cracks that Appear on the Walls in a Flat

### Symptoms:

- Cracks that penetrate the surface rendering into the structural concrete or brick wall
- Long cracks that run across the wall
- Diagonal cracks that appear on the corners of windows or doors
- Rusty stains that appear on the cracks



Structural cracks



Structural cracks

### Possible Causes:

There are many causes of structural cracks, such as excessive movement of the structure of the building, subsidence of ground, overloading of structure, partial weakening of the structure of the building due to rusting or ageing of material, damage caused by accidents or improper design/construction.

## 1.3 Non-structural Cracks that Appear on the Walls

### Symptoms:

- Hair-line cracks
- Cracks that stretch to many directions (cracks caused by shrinkage or contraction)
- Cracks that appear between non-structural walls and structural components (such as the interface between brick walls and reinforced concrete columns)



Non-structural cracks

### Possible Causes:

Hair-line cracks are formed on the surface of the wall. They do not affect the structure inside. The causes of these cracks are shrinkage/contraction of rendering on the walls or poor workmanship during construction. Another reason for the appearance of these cracks is the debonding of the rendering from the brick or concrete wall.

## 1.4 Seepage on the Roof or Ceiling

### Symptoms:

- Water stains appear
- Paint or wallpaper peeling off
- Dripping of water
- Growing of mould
- Damage of concrete, rendering or ceramic tiles
- Appearance of rusty stains



Water stains on ceiling



Paint peeling off

### Possible Causes:

Causes of seepage include cracks on floor slabs, honey-combed concrete from poor workmanship, damage of water-proof membrane on the rooftop, damage of embedded water pipes and drains and so on.

## 2 Schemes Launched by the HKSAR Government to Assist Building Owners to Carry Out Maintenance Works

Individual owners should be responsible for the repair works if their own properties have symptoms of defects. However, some owners really cannot afford the high cost of repair. To assist owners to repair their flats, government departments such as the Buildings Department(BD), and non-government organisations such as the Hong Kong Housing Society(HKHS) and Urban Renewal Authority(URA), would provide support and assistance to owners in need. These include financial and technical support.

The HKSAR Government has been providing support and assistance to people in need on the maintenance of buildings, they include the “Comprehensive Building Safety Improvement Loan Scheme” (Building Safety Loan Scheme) administered by the BD and “Building Maintenance Grant Scheme for Elderly Owners” which the Government has entrusted the HKHS to administer. However, in order to enhance the cooperation between the BD and other organisations and to achieve better synergy, the Government is planning to improve the division of labour among the departments and organisations, so that the BD will assume the monitoring and law enforcement role, and the URA and HKHS will assist the owners on a district basis. The Government also intends to consolidate the various technical support and financing schemes currently available into one so as to provide comprehensive one-stop technical and financial assistance to owners in need.

**Assistance from  
the Government**

### **Provide support and assistance to building owners in need**

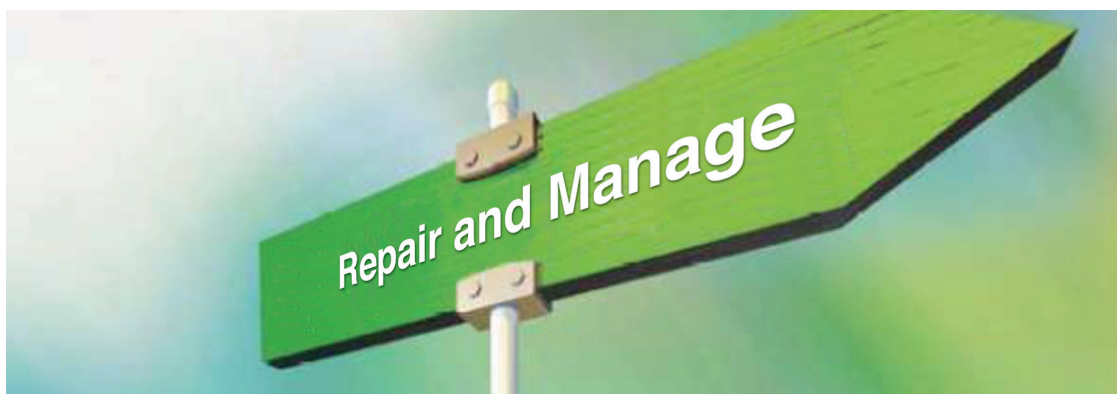
- To enhance the division of labour among the BD, Urban Renewal Authority (URA) and Hong Kong Housing Society (HKHS) and to achieve better synergy: the BD will assume the monitoring and law enforcement role while the URA and HKHS will assist the owners on a district basis
- To consolidate the various technical and financial assistance schemes currently available into one so as to provide comprehensive one-stop technical and financial assistance to owners in need
- To formulate long-term measures to handle water seepage problems



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

The Lee family has rented a tenement unit for many years. Recently, Mrs Lee found that there were small concrete fragments on the floor of the sitting room. She told Mr Lee about this and they made a detailed inspection of their home. They found that some rendering on the beam had loosened. Mr and Mrs Lee were very worried about the condition of their home. They wanted to repair the damaged part as soon as possible. Mr Lee contacted the landlord and hoped that he could find some qualified people to repair the beam. However, the landlord said since the unit was rented by the Lee family, he was not responsible for repairing it. He also requested the Lee family to repair the unit by themselves.

When a flat shows signs of damage, which stakeholders have the responsibility to repair the flat to ensure that the people living there are safe?



#### 1 Who Should Be Responsible for the Safety of Individual Flats?

According to common law, every owner has responsibilities to repair and manage his/her own flat to make the place safe and suitable for inhabitation. Generally speaking, such responsibilities include the maintenance and repair of the structure of buildings, walls and installations.

## Whose responsibilities ?

## 1.1 Rights of Owners

Though the owner has to assume certain responsibilities for his/her property, he/she can also exercise the inherent rights. Generally speaking, a person acquires the title of a property together with undivided shares of the land on which the property stands. As stipulated in the deed of mutual covenant(DMC) or Building Management Ordinance(BMO), an owner may exercise the following rights:

- Exclusive possession, use, occupation and free enjoyment of the property under his/her title and all the benefits derived from it;
- Freedom to sell, assign or let his/her undivided shares or his/her interests in the building, or permit the use by others of the same;
- Enjoyment with other owners of the common parts of the building such as staircases, corridors, passageways, lifts, or common facilities such as fire services installations, water supply and drainage system, electricity supply, security system, sanitation and recreational provisions; and
- Rights to vote on building management matters.



## 1.2 Responsibilities Of Owners

Possession of rights also implies the assumption of certain responsibilities. Since the owner is entitled to exercise his/her rights on his/her property, he/she is to assume the responsibilities. For the owner, his/her prime responsibility is to repair and maintain his/her own property.

The owner has to assume responsibilities in repairing and managing not only his/her property but also the common parts of the building. These mainly include:

- Pay his/her share of management fees and make contribution to the repair and management fund in accordance with the conditions set out in the DMC;
- Repair the structural elements, common parts and common facilities in the building and those in his/her own property;
- Pay the taxes and rates of his/her property; and
- Abide by the “Rules for Occupants” stipulated in the DMC or formulated by the owners’ corporation, owners’ committee or property manager in accordance with the DMC.



## 2 The Effect of Building Safety of the Interior of Individual Premises on Their Owners

### 2.1 Affect the Quality of Personal and Family Life

Many owners carry out alteration and addition works to their properties in a bid to improve the quality of their personal or family life. However, unauthorised alteration and addition works will not only fail to improve the quality of life, but also endanger the lives of their family and their own. Unauthorised alteration and addition works will affect the safety of the building, such as damaging the structure of the building, weakening the resistance to fire when a fire breaks out, and posing threats to public safety. Therefore, unauthorised alteration and addition works act as a burden to the flat and the owner. They may even cause lives. The owner may have to assume legal liability or even be sentenced to imprisonment. Therefore, it is very important for anyone to carry out alteration and addition works in the building in accordance with the law. Only by doing so can one protect the lives and property of one's family and oneself and improve the quality of life.

Moreover, internal maintenance of the building is essential to ensure the quality of life of the owner and his/her family. Flats without proper maintenance will show defects such as spalling of concrete or peeling off of rendering, structural or non-structural cracks, water seepage and so on. If one simply treats such symptoms as unimportant and ignores them, the consequence might be very serious.



Living in premises without proper maintenance will affect the quality of life of an individual and his/her family. Firstly, a damaged flat will affect the living environment and cause it to deteriorate. Secondly, when lives and property are constantly under threat, one can hardly have a comfortable life. Moreover, if casualties or damage to property are caused by dilapidation of the building, the owner shall be legally liable. Such legal liability will also affect his/her quality of life and that of his/her family. To protect the safety of the residents, the owner has the responsibility to examine his/her flat regularly. If any symptoms of defects are discovered, the owner must appoint a qualified contractor to carry out repair works so as to maintain or improve his/her quality of life and that of his/her family.

## Review of the Theme

- The types of private buildings in Hong Kong have evolved with time and changed according to the unique environment of Hong Kong.
- The structure of each individual flat affects the safety of the whole building. Building safety is closely related to the community and affects the community in which we live.
- If the owner wishes to carry out alteration and addition works to his/her property, he/she must do it in a lawful way and follow legal procedures. He/she should also appoint building professionals as appropriate so as to comply with statutory requirements.
- Common defects in buildings include spalling of concrete or loosening of rendering in the flat, structural or non-structural cracks on the walls, and water seepage on the roof or ceiling.
- Owners have to bear the prime responsibility for the repair and management work of their properties. The Government and some non-government organisations would provide financial assistance to relieve the burden of building maintenance on owners.

Lesson	Teaching Focus, Content and Purpose	Questions for Enquiry	Modules and Topics Related to the “Curriculum and Assessment Guide”	Detailed Teaching Flow: Methods/ Activities	Teaching Materials	Related Values and Attitudes
Lesson (1)	1. Safety of building units is closely related to daily living environment	1. What is the relationship between building safety and the quality of life in Hong Kong?	Module 2: Hong Kong Today  Theme 1: Quality of Life	<b>Arousing interest (5 minutes)</b> 1. Play the video clip from the Buildings Department: “Appoint Qualified Professionals for Building Maintenance”  2. Raise the question to students: How is the safety of building units related to our life? (The teacher may guide students to think about the issue with reference to their home as a start)	Companion with the Teachers’ Book “Theme I: Issue 1.1 and Issue 1.2”	- Respect for quality and excellence
	2. Introducing key concepts related to building Safety	2. What is the relationship between housing needs of Hong Kong residents and the alteration and addition works done to buildings? What are the factors that contribute to the situation?	This teaching theme aims to study the quality of life – the housing aspect – among Hong Kong residents	3. Short conclusion: The teacher may point out the importance of building safety which should not be ignored as the living standard will decline due to unsafe living environment.	1. Announcement of Public Interest(API) of the Buildings Department <a href="http://www.isd.gov.hk/eng/tvapi/09_bs17.html">http://www.isd.gov.hk/eng/tvapi/09_bs17.html</a>  2. Equipment needed: Computer, projector, etc.	
	3. Explanation on the importance of buildings’ unit safety	3. What roles do different stakeholders, such as the owners, management companies and HKSAR Government, play in maintaining the safety of buildings?		<b>Interface</b> <b>1. Class Discussion: (10 minutes)</b> Guiding students to discuss the distributed news clip (2 cases) <ul style="list-style-type: none"> <li>• A case related to alteration and addition of units</li> <li>• A case related to accidents caused by units which have long been out of repair</li> <li>• Discussion issue: According to the news clip, what are the consequences caused by unsafe building units?</li> </ul>	3. Related News Clip	

<p>Lesson (1)</p>	<p>4. Introducing reasons that cause building safety problems</p>			<p><b>2. Explanation on knowledge related to the building structure in Hong Kong (20 minutes)</b></p> <ul style="list-style-type: none"> <li>• Provide background information related to the safety of building units by using the teaching PPT</li> </ul> <p>Alterations and additions to units:</p> <ol style="list-style-type: none"> <li>a) Examples of altered units</li> <li>b) Reasons of internal alteration</li> <li>c) Application process for legal alteration</li> </ol> <p>Maintenance of units:</p> <ol style="list-style-type: none"> <li>a) Four basic concepts of building safety</li> <li>b) Common reasons and symptoms of disrepair of units</li> <li>c) Supporting scheme by the Government to provide aids for resident</li> </ol> <p><b>Distribution of Assignments (5 minutes)</b></p> <p><b>1. How does the Government ensure the safety of private residential buildings ?</b></p> <ul style="list-style-type: none"> <li>• Distribute worksheet (1). Students are requested to find out related information about the Minor Works Control System from the BD website.</li> </ul>	<p>4. Teaching PPT</p> <p>5. Worksheet(1)</p>	
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Lesson	Teaching Focus, Content and Purpose	Questions for Enquiry	Modules and Topics Related to the “Curriculum and Assessment Guide”	Detailed Teaching Flow: Methods/ Activities	Teaching Materials	Related Values and Attitudes
Lesson (2)	<p>1. Revising key concepts related to the theme</p> <p>2. Analysis: Who should be responsible for building safety?</p> <p>3. Discuss responsibilities shared by stakeholders on building maintenance issue</p>	<p>1. When owners make internal alteration and addition to their flats, what should they pay attention to and what responsibilities should they bear? If problems arise owing to the alteration and addition works in the flat, who should be responsible for the consequences?</p>	<p>Module 2: Hong Kong Today</p> <p>Theme 1: Quality of Life</p> <p>This teaching theme aims to study the quality of life – the housing aspect – among Hong Kong residents</p> <p>Module 1: Personal Development &amp; Interpersonal Relationships</p> <p>Theme 1: Understanding Oneself</p> <p>This teaching theme aims to build up a sense of responsibility of responsibility for students</p>	<p><b>Arousing interest (5 minutes)</b></p> <p>1. Revision to Lesson (1): The teacher may consider revising the key concepts – the 4 basic concepts of building safety</p> <p><b>Interface</b></p> <p><b>1. Group Discussion (10 minutes)</b></p> <p>Sample Case: Case from the Teachers’ Book - Issue 1.3</p> <ul style="list-style-type: none"> <li>Explain the background information of the sample case and bring out the discussion issues</li> <li>Group Discussion: 4-5 students form a group. Students are requested to discuss the issue base on their own knowledge for 10 minutes, come up with an agreed stance, and finish the distributed worksheet (2). Preparation for group presentation is needed.</li> </ul> <p><b>2. Group Presentation (10 minutes)</b></p> <ul style="list-style-type: none"> <li>Randomly choose only one group for presentation</li> <li>The teacher should also randomly choose one group for commenting on the presenting group</li> <li>Others should pay attention to the presenting and commenting group, to enrich their knowledge</li> <li>If time allows, the teacher may choose one more presenting group and one more commenting group</li> <li>Conclude from the presentation, give credits to the good points and clarify the misunderstandings</li> </ul>	<p>Companion with the Teachers’ Book “Theme I: Issue 1.3”</p> <p>1. Teachers’ book: Case from Issue 1.3</p> <p>2. Worksheet (2)</p> <p>3. Balloting materials</p>	<p>- Rights and responsibility</p>

<p><b>Lesson (2)</b></p>	<p>4. Understanding consequences and responsibilities arising from building safety issues</p> <p>5. The safety of building units and living standards</p> <p>6. Reminding students that owners are responsible for the safety of building units</p>			<p><b>3. Explanation on building owners' rights and responsibilities (10 minutes)</b></p> <ul style="list-style-type: none"> <li>• Explain owners' rights and responsibilities by using the teaching PPT               <ul style="list-style-type: none"> <li>a) Owners' Rights</li> <li>b) Owners' Responsibilities</li> <li>c) How owners will be affected by building safety problems of the interior of individual premises</li> </ul> </li> </ul> <p><b>Concluding the Lesson (5 minutes)</b></p> <ol style="list-style-type: none"> <li>1. Reviewing the teaching theme, strengthening students' knowledge, reminding them owners should bare the major responsibilities for building safety issues</li> <li>2. Distribute after-school assignments</li> </ol>	<p>4. Teaching PPT</p> <p>5. After-school assignment worksheet</p>	
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