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To enhance communication with property management agents, the Buildings Department (BD) publishes and sends this quarterly newsletter to all property management companies and hopefully through them, this newsletter will reach the hands of building owners.

## Little Forum

### Safety Requirement for Liftwell Inspection and Emergency Doors

In 2010, a meter reader who intended to open a meter room in a high rise building mistakenly opened a nearby liftwell emergency door and fell into the lift pit and died. Using one master key to open all mechanical/ancillary service room doors might have contributed to the accident. In order to guard against similar inadvertent entry, the following new safety requirements on new developments and alteration & addition (A&A) works to existing liftwell inspection and emergency doors are promulgated:

- i) To use deal key-operated locks requiring simultaneous operation of two designated keys for liftwell inspection and emergency doors; and
- ii) To display a permanent figure-type warning sign immediately above or next to a keyhole of the liftwell inspection and emergency door.

For details, please click to :

#### PNAP

(<http://www.bd.gov.hk/english/documents/pnap/APP/APP029.pdf>) ; and

#### CoP

(<http://www.bd.gov.hk/english/documents/code/BWLE2011e.pdf>)

For existing buildings, housing managers are advised to arrange for the use of designated keys, which should be kept by the property management companies and readily available in case of emergency, for these doors.



## Practitioners Corner

### Joint Seminar on “Handling Water Seepage Problem” and “Control of Subdivided Flats”

The above seminar jointly organized by The Hong Kong Institute of Housing, the Department of Public Policy of City University of Hong Kong and Chartered Institute of Housing Asian Pacific Branch, and presented by BD staff was held on 31.10.2015. More than 200 participants attended the seminar.



### Building Safety Certificate Course for Building Owners

To cater for the overwhelming response to the above course, BD will continue to organise further courses. Please stay tuned to BD's website announcement.

So far, very positive feedback has been received from participants. Many participants got full marks in the quiz and souvenirs will be presented to them at the Opening Ceremony of the Building Safety Week 2016 to be held in April next year. It will also be a Graduation Ceremony for the participants.



## Fixed Penalty for Non-compliance with Mandatory Window Inspection Notice

Since the full implementation of Mandatory Window Inspection Scheme (MWIS) from June 2012, BD has issued about 312,000 MWIS statutory notices, out of which about 152,000 notices have been discharged. Under the Buildings Ordinance, a fixed penalty notice (FPN) for a fixed fine of \$1,500 may be issued to the owner who fails to comply with the statutory notice without reasonable excuse. Up to now, the BD has issued about 500 FPNs.

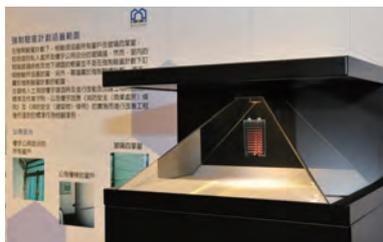
The BD will step up enforcement actions by serving FPNs and instigating prosecution against those building owners who fail to comply with the MWIS statutory notices.



## Roadshows and Exhibitions

### Hologram

Hologram is a digital display of 3D models in rotation to show different elevations and internal areas of a building to the viewers. The animation demonstrates the scope of the Mandatory Building Inspection Scheme (MBIS) such as external walls/ common areas/projections etc..



If you are interested in displaying the hologram in your estate, please contact BD at 3106 3349.



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YouTube Channel



"Care For Your Building"  
Thematic Website  
[www.careyourbuilding.bd.gov.hk](http://www.careyourbuilding.bd.gov.hk)



BD Website [www.bd.gov.hk](http://www.bd.gov.hk)




## Highlight on Competition

### "Building Safety Depends on All of Us" Comic Drawing Competition 2015

An award presentation ceremony for the above competition was held on 17.10.2015 in the Zero Carbon Building. All entries were of a high standard. Acclaimed local sand painting artist Hoi Chiu was invited to create a sand painting based on the three winning artworks. The video highlight is now available on BD Youtube Channel "BDGOVHK". Furthermore, the winning entries will be displayed at different places in Hong Kong, including the MTR Community Art Gallery, Hong Kong Cultural Centre and the City Gallery at Edinburgh Place, Central.



If you are interested in displaying the winning artworks in your estate, please contact BD at 3106 3349.



## Eco-expo

BD joined the "Eco Expo Asia 2015" at the AsiaWorld-Expo, Hong Kong International Airport, Lantau from 28-31 October 2015 to showcase BD's recent efforts to promote a quality and sustainable built environment in HK.

