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

Little Forum

Owners' Responsibility to Mitigate Water Seepage

Water seepage in private premises is primarily a matter of building management and maintenance for property owners. If the problem of water seepage causes public health nuisance, a risk to the structural safety of a building or wastage of water, the Government will consider intervening by exercising the relevant statutory powers.

As it is the responsibility of building owners and occupiers to maintain their buildings and to ensure environmental hygiene, building owners and contractors should provide/maintain proper waterproofing to the those areas containing water supply and drainage pipes, for example, bathrooms and kitchens when they carried out renovation, repair or alteration and addition works to such areas. In case that water seepage occurred, owners and occupants should coordinate closely to resolve water seepage problems and to provide access for investigation and repair.

Upon receipt of a water seepage report, the Joint Office (JO) will ascertain the existence of public health nuisance and identify the party who is responsible to abate the nuisance. The JO's role is to enforce the relevant provisions of the Public Health and Municipal Services Ordinance in abating any nuisance caused by water seepage. If necessary, the JO will refer cases to the BD or the Water Supplies Department (WSD) for follow up action. For example, the BD will tackle the problem of building dilapidations and defective drains under the Buildings Ordinance (BO), while WSD will check if there is any wastage of water under the Waterworks Ordinance. Besides, in order to avoid damage to private properties, only non-destructive tests could be conducted by the JO during water seepage investigation. Since there are restrictions in the application of such non-destructive tests, the JO may not be able to identify the exact source of the water seepage, in particular for those cases involving insignificant or intermittent seepage. In this connection, owners and occupants should engage building professionals or contractors to further investigate the water seepage problem and to carry out necessary repair.

BD's 25th Anniversary



The year 2018 marks the 25th anniversary of the BD. Since 1993, it has been the aim of the BD to build a safe and healthy environment. To promote

public engagement and cultivate building safety awareness, public education and publicity efforts are essential. To this end, the BD will organise a series of events in the coming year to further promote building safety. You may go to a District Office nearby to get a plastic folder, printed with a 2018 calendar highlighting the BD's 25th anniversary activities. (while stock lasts)

Online Building Safety Certificate Course

The trial version of the online Building Safety Certificate Course (BSCC) is in operation now. You may click the link below to experience the course. You are welcome to send us your views on the website by email to pepu@bd.gov.hk. The feature "live-chat session" is being developed to enable online discussions with our lecturers.



elearning.bd.gov.hk





Practitioners' Corner

Property owner fined over \$50,000 for failing to comply with removal order

A property owner was convicted and fined \$54,000 at Kwun Tong Magistrates' Courts on 21 November 2017 for failing to comply with a removal order issued under the BO.

The subject premises was in an industrial building at King Yip Street, Kwun Tong. During an inspection, an unauthorised flat roof structure of 51 square metres had been revealed adjacent to the premises. Furthermore, the original entrance door of the premises had been removed and replaced by a door with an inadequate fire resistance rating. The unauthorised building works (UBWs) were carried out without prior approval from the BD, contravening section 14(1) of the BO, while the entrance door contravened the fire resisting requirement under regulation 90 of the Building (Construction) Regulations. The owner of the premises was served with a removal order under section 24(1) of the BO. As the owner failed to remove the UBWs and reinstate the fire resisting door upon the expiry of the removal order, he was prosecuted by the BD. As property manager, you may help owners find out and rectify all UBWs so as to ensure that the building can meet the safety and health standards under the BO.

Comic Drawing Competition 2017

"Home Safe Home • Home Sweet Home" Comic Drawing Competition 2017 was completed successfully. Nearly 1 350 entries from 157 schools were received. The prize presentation ceremony was held on 16 December. Some of the winning artworks have been used to create animation short films. If you wish to see the prize-winning artworks, please stay tuned to the updates of the BD's Facebook Page BDBSEExpress for more information.

Coming exhibitions include:

- i) 1/F, Immigration Tower, Wan Chai
(20 December 2017 to 3 January 2018)
- ii) Exhibition Corner, Yuen Long Theatre, Yuen Long
(4 to 13 January 2018)
- iii) Foyer Exhibition Areas, Hong Kong Cultural Centre, Tsim Sha Tsui
(2 to 13 February 2018)



"Building Safety on Board" Competition

The BD is organising the "Building Safety on Board" Board Game Design Competition. To encourage students to incorporate the STEM element in their designs, there will be a STEM Design Award. Entries may be reproduced for open demo in the BD's 25th Anniversary activity and to compete for the "My Favourite Board Game" award. Please seize the opportunity by completing the application form at http://www.bd.gov.hk/english/services/index_pep.html and submit your entry on or before 7 March 2018.



Drama Competition 2018

A total of 25 school drama teams have enrolled in Drama Competition 2018. In view of the enthusiastic response, the BD will organise a preliminary competition at Yuen Long Town Hall on 17 March 2018 to select the finalists. Members of the general public are welcome to attend the final to be held at the Queen Elizabeth Stadium on 15 April 2018. The opening ceremony of the Building Safety Week 2018 will also be held on the same day. For details, please call Miss Li at 3696 6944 or email to pepu@bd.gov.hk.

Building Safety Pioneer Programme Activities

67 secondary school students were appointed as Building Safety Pioneer (BSP) in July 2017. They have been receiving a series of training including building safety knowledge, TV commercial production technique and the job nature of building professionals since September. In the coming months, the BSPs will produce their own 30-second TV commercials to promote building safety messages, which will be available online for the public to vote for the Most Popular Promotional Video Award - Online. Please stay tuned to the BD Facebook Page for latest updates.



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