

# BUILDING SAFETY QUARTERLY



December 2018  
Issue No. 14

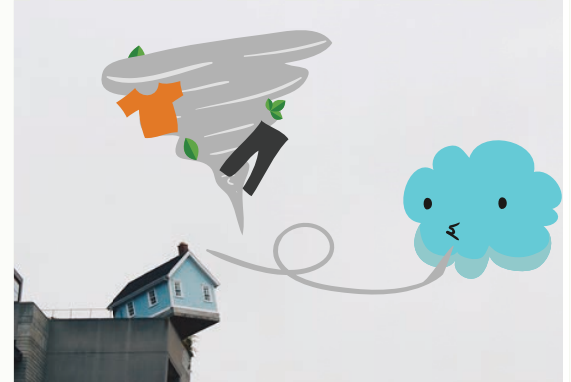
To enhance communication with property management agents and other persons in the property industry, the Buildings Department (BD) publishes and sends this quarterly newsletter to all stakeholders and hopefully through them, this newsletter will reach the hands of building owners.



## Little Forum

### Unauthorised Rooftop Mobile Houses

An unauthorised rooftop mobile house was flipped over by strong wind when Super Typhoon Mangkhut hit Hong Kong on 16 September. A media report suggested that placing heavy materials like concrete blocks etc. inside such mobile houses could prevent them from being knocked over. We appeal to all property management agencies to remind building owners that erection of such mobile houses on the rooftop may overload the building and compromise its structural safety. If heavy materials are placed inside the mobile houses, they may further aggravate the situation. What's more, mobile houses may obstruct escape routes, resulting in serious casualties in case of fire. They may also affect floor drains on the rooftop, resulting in blockage of the drainage system. According to BD's current enforcement policy, unauthorised mobile houses are actionable items. Pursuant to section 24(1) of the Buildings Ordinance, BD will issue statutory removal orders to the owners concerned, and the orders may be registered at the Land Registry against the title of the relevant properties. BD will instigate prosecution if the owner has failed to comply with the order within the period as specified in the order without a reasonable excuse.



### <<Coming up next>>

**Erection of Prefabricated Storage Cabinets on the Main Roof, Flat Roof or Yard of a Building**



## Building Safety Board Game Play Day

To celebrate BD's 25th anniversary, the Building Safety Board Game Play Day and award presentation ceremony of the "Building Safety on Board" Competition at D • PARK in Tsuen Wan was successfully held on 23 September. Thank you all for your support.



"Building Inspection Files" is a board game based on the winning team's design (Lam Lik Ki and Ching Ka Ho from Hong Kong Teachers' Association Lee Heng Kwei Secondary School) of the "Building Safety on Board".



## BD's E-Learning Centre

BD held the first online Live-Chat Session on the E-Learning Centre on 6 October. BD's professional building surveyors gave some lively and in depth discussion on plan approvals, unauthorised building works and open kitchens. They also responded to real-time enquiries from participants. Thank you all for your participation.

To be a building safety expert, please visit BD's E-learning Centre Website [elearning.bd.gov.hk](http://elearning.bd.gov.hk) to view the building safety certificate course training videos.





## Practitioners' Corner

### Registered General Building Contractor Disciplined for Misconduct in Building Works

A Registered General Building Contractor (RGBC) and its Authorised Signatory misconducted themselves in relation to the building works carried out to an earth-retaining wall of about 2.5 metres high and 7.8 metres long in 2009. The building works were required to be carried out by a Registered Specialist Contractor (Site Formation Works), whereas the RGBC concerned was not registered for such specialist works. Moreover, the building works were inconsistent with the plans approved by BD and carried out without BD's prior consent.

The Registered Contractors' Disciplinary Board decided on 17 April 2018 that the two respondents should be disciplined for misconduct in building works under section 13(2)(b) of the Buildings Ordinance (BO). They were each fined and to pay the costs of inquiry of the Board and BD in the sums of \$123,625 and \$116,625 respectively.

BD would like to remind property management agents and owners that persons registered under the BO and/or appointed to act on the registered contractors' behalf for the purposes of the BO may be disciplined if they are negligent or misconduct themselves. They may be liable to criminal prosecution if they commit other offences under the BO.



### Building Safety Pioneer Programme



Building Safety Pioneers (BSP) visited some vacant old buildings at Gillies Avenue South, Hung Hom with BD on 29 September to understand the problems caused by building neglect. With the professional docent service provided by a Registered Structural Engineer, BSP realised the potential threats posed by dilapidated buildings from multiple perspectives and learnt about the importance of promoting building safety to the public.



### Building Safety Advanced Certificate Course (BSACC)

In response to overwhelming public demand for the Building Safety Certificate Course (BSCC) held earlier, BD held the two-day Advanced Certificate Course in the afternoon of 3 and 17 November at Quarry Bay Community Hall for those who have completed BSCC. Through in-depth exploration of the topics related to building safety, participants have further enhanced their awareness of building care. Thank you all for your enthusiastic participation and support.



### Secondary School Drama Competition 2019

The annual Secondary School Drama Competition will be held at Jockey Club Auditorium, the Hong Kong Polytechnic University in the afternoon of 9 March 2019 (Saturday). Eight finalist teams will showcase their talents to compete for the prizes. Members of the public are welcome to attend.

#### The eight finalist teams:

- Baptist Lui Ming Choi Secondary School
- Confucian Tai Shing Ho Kwok Pui Chun College
- Elegancia College
- HKMLC Queen Maud Secondary School
- Hong Kong Taoist Association Tang Hin Memorial Secondary School
- Ko Lui Secondary School
- Pui Shing Catholic Secondary School
- Tung Wah Group of Hospitals Lo Kon Ting Memorial College



屋宇署主網頁  
www.bd.gov.hk



《樓宇齊愛護專題網頁》  
www.careyourbuilding.bd.gov.hk

