



March 2019
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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

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

If building owners wish to erect prefabricated structures, including mobile houses and man-size storage cabinets exceeding 3m³ in volume or 2m in height, or construction of glass houses on the main roof, flat roof or yard of a building, they should appoint an Authorized Person to submit building plans and coordinate the building works, and a Registered General Building Contractor to carry out the works after obtaining BD's approval and consent. Such works cannot be carried out by a Registered Minor Works Contractor. Any person contravening the above requirements may be subject to prosecution and/or disciplinary action under the Buildings Ordinance. Any such structures constructed in contravention of the above requirements are unauthorised building works subject to enforcement action by BD.



While prefabricated cabinets not exceeding 3m³ in volume and 2m in height may be erected on the main roof, flat roof or yard of a building, the building owners should ensure the general stability of the cabinet and observe the following requirements:

1. the cabinet does not adversely affect the structure of the building;
2. the fire escape route or refuge area of the building is not obstructed; and
3. the drainage system of the building is not adversely affected.

Building Safety Week 2019



樓宇安全周
BUILDING SAFETY WEEK
27.4 - 3.5. 2019

Building Safety Week (BSW) is a major annual public education and publicity event organised by BD to promote building safety. This year's BSW will be held from 27 April to 3 May featuring the following free activities:

1. Opening Ceremony on 27 April (Saturday) at Tai Kwun, Central comprising augmented reality games with prizes "Building Safety 360", *"Silent Busking", *talk on Tai Kwun, *guided tours of Tai Kwun and *urban sketching; and
2. *Building Information Centre Open Day and *seminars on 29 April (Monday), 30 April (Tuesday) and 2 May (Thursday) at BD Headquarters (Address: North Tower, West Kowloon Government Offices, 11 Hoi Ting Road, Yau Ma Tei, Kowloon).

*Advance online registration is required
For details and registration, please visit BD's website:

<https://bit.ly/2UT7sOJ>



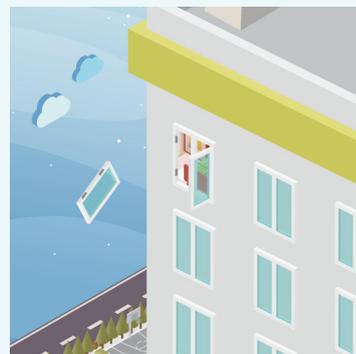
Report Form for Fallen Windows

A selection panel (Mandatory Building Inspection Scheme and Mandatory Window Inspection Scheme (MWIS)) selects target buildings each year for the implementation of MWIS. A risk-based approach is adopted, taking into account the factors below in selection of target buildings:

1. Condition of the windows;
2. Repair records of the windows; and
3. Record of reports on the dilapidated condition of the windows.

Higher priority may be given to those buildings with windows in a generally defective or dilapidated state, posing relatively higher potential risk to the public.

As a professional property management agency, you could facilitate data collection and selection of target buildings under MWIS for the safety of the public by providing BD with records of fallen windows of the buildings managed by you. The "Report Form for Fallen Windows" can be obtained via the link and QR code below. Please email or fax the completed form to BD describing incidents of fallen windows dealt with for our record.



<http://bit.ly/2AMuw90fallenwindow>

BD'S E-Learning Centre

BD held an online Live-Chat Session on the E-Learning Centre on 2 March. BD's professional building surveyor and structural engineer gave some lively and in depth discussion on the Mandatory Building Inspection Scheme (MBIS), the Mandatory Window Inspection Scheme (MWIS) and fire safety. They also responded to real-time enquiries from participants. Thank you for your participation.



The new videos about MBIS and MWIS have been uploaded to BD's E-Learning Centre website. Please visit <https://elearning.bd.gov.hk/mbi/> to view the videos.



網上學習中心
elearning.bd.gov.hk

Building Safety Trivia

The Difference Between Repair Order and Investigation Order

If dilapidation / defects are found in a building, BD may serve a statutory repair order or investigation order under section 26 or 26A of the Buildings Ordinance (BO) respectively, requiring its owner to carry out investigation and/or repair works within a certain period of time.

Repair order under section 26 of BO

Repair orders require building owners to carry out repair works for buildings with dilapidation/defects which are likely to endanger public safety or cause damage.

Investigation order under section 26A of BO

Investigation orders require building owners to carry out detailed investigations for buildings with signs of dilapidation/defects, in order to identify their nature, cause and extent. Building owners are required to appoint an Authorized Person to investigate and submit a remedial proposal for BD's approval before commencement of remedial works.

To be a building safety expert, please visit BD's Facebook to learn more building safety trivia.

Secondary School Drama Competition 2019



The annual Secondary School Drama Competition was successfully held on 9 March at Jockey Club Auditorium, The Hong Kong Polytechnic University. Eight finalist teams competed for the awards. Lee Yiu Hei of Elegancia College (Sponsored By Education Convergence) as well as Chan Wai Sze and Law Yin Wai of Hong Kong Taoist Association Tang Hin Memorial Secondary School took home the Best Actor Award and Best Actress Awards respectively. Ko Lui Secondary School won the Most Popular Award and Overall Championship for "The Burning Chamber." Congratulations to the winning teams and thank you for your support.

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