



June 2019
Issue No.16

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

Safety of Bamboo Scaffolds for Building Maintenance or Repair Works

Bamboo scaffolds are commonly used in Hong Kong to facilitate carrying out of building maintenance or repair works. From past experience, most of the incidents involving the collapse of or related to bamboo scaffolds could be avoided if the following measures had been taken:

1. Arrange regular inspections and maintenance of bamboo scaffolds to ensure their structural safety and stability;
2. Dismantle bamboo scaffolds immediately following completion of the maintenance or repair works or when they are no longer required to avoid rendering the scaffolds dangerous to the public under exposed weather or strong winds; and
3. Report to BD upon identification of any abandoned bamboo scaffolds.

Property management agents should familiarise and ensure compliance with the safety requirements of bamboo scaffolds. They should also advise owners and Incorporated Owners of the properties under their management and impress upon their staff and contractors of the importance of the safety of bamboo scaffolds. Please refer to the following information:



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

Code of Practice for
Bamboo Scaffolding Safety



<https://bit.ly/2EL3bXt>

Make Sure Bamboo
Scaffolds are Safe against
Strong Winds



<https://bit.ly/2JPa9PE>

Guidelines on the Design
and Construction of
Bamboo Scaffolds

Building Safety Week 2019



The Building Safety Week 2019 was successfully held with all of your support and participation. Themed “Holistic Approach on Building Safety”, the Building Safety Symposium was held as the finale of the week-long event. A number of local and overseas speakers shared their views and experience on innovative technologies applicable to the construction industry. The construction industry stakeholders are encouraged to adopt advanced technologies and more effective and quality-assured construction methods, and continuously update their knowledge to cope with the impacts and challenges brought by new technologies.



Registered Inspector Convicted for Contravening Regulation under Mandatory Building Inspection Scheme

A Registered Inspector (RI) was convicted and fined at Kwun Tong Magistrates' Courts on 19 March for contravention of the regulation under the Mandatory Building Inspection Scheme (MBIS). This is the first prosecution case against a RI in committing an offence of failing to provide proper supervision of building repair under the Scheme.

The RI concerned was appointed in 2015 to carry out inspection of the common parts of a private building at Parkes Street, Kowloon, and to supervise the required repair. In January 2017, the RI submitted a certificate to BD, certifying that the building had been rendered dangerous or was liable to become dangerous, and a prescribed repair was required to be carried out to render the building safe. According to the record of BD, a notice of commencement and a certificate of completion of the minor works for the required prescribed repair were received in April and October 2017 respectively.

Later in December 2017, in response to a report on the collapse of a signboard from the building, inspection by the staff of BD revealed defects at the soffit of a canopy on the first floor. Further investigation revealed that the RI failed to provide proper supervision of the prescribed repair works of the building, contravening the requirement under section 30D(4) of the Buildings Ordinance (BO). The RI was subsequently prosecuted for the offence under section 40(2AE) of the BO. He pleaded guilty to the charge and was fined \$3,000 at Kwun Tong Magistrates' Courts on 19 March.

BD would like to remind property management agents and owners that contravention of regulations relating to the MBIS is a serious offence. Upon receipt of reports or when irregularities are found during audit checks, BD will take appropriate action against the persons concerned, including instigating prosecution and/or disciplinary action. Pursuant to section 40(2AE) of the BO, a RI who fails to provide proper supervision of the carrying out of the prescribed repair commits an offence and is liable on conviction to a fine of \$250,000.



Building Safety Pioneer Programme

The Lyric Rewriting MV Contest is one of the activities of the Building Safety Pioneer Programme 2018-2019 in which students recomposed lyrics of pop songs and produced music videos. The contest was successfully completed on 29 March. Among the 13 competing teams, CCC Kei Chi Secondary School won the Gold Award for "Make it perfect" and had their winning entry performed at the Opening Ceremony of the Building Safety Week 2019 on 27 April. Congratulations to the winning team and thank you for your support.



The Importance of Timely Maintenance

Prevention is better than cure. Building defects may create hazards leading to serious or fatal injuries. In fact, most building defects can be discovered through visible or detectable symptoms at their early stages. If not promptly and properly rectified, not only will the conditions of buildings deteriorate rapidly and endanger public safety, but it may also become more costly to rectify.

To let owners realise the conditions of their properties and carry out timely necessary repair and maintenance works, BD will give some tips on building maintenance. Please stay tuned.

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

Postcard Design Competition 2019

The application for Postcard Design Competition 2019, organised by BD and co-organised by the Hong Kong Education City, with the support of the Hong Kong Society for Education in Art, was already closed. The Competition aims at increasing the public's awareness of building safety through sketching. The response was so enthusiastic that over 3 800 entries were attracted. Online voting for the "Most Popular Award" will be open to the public in late July. Cast your vote for your favourite work among the shortlisted entries to show your support! For details, please visit BD's website.



Details and Registration
<https://bit.ly/30XhQZl>

