

標丁學堂

KNOW YOUR BUILDING

夏天為大地帶來雨水，也有機會造成石屎剝落，為什麼？

Summer always brings rain and sometimes even concrete spalling, but why?

香港大部分私人樓宇以混凝土(石屎)和鋼筋作為建築材料，雨水可能會沿樓宇外牆的裂痕滲入，使鋼筋生鏽、膨脹，導致周圍的石屎表面隆起，甚至脫落。

Private buildings in Hong Kong are mostly built with concrete and steel reinforcement. Ingress of rainwater may thus occur through cracks on the external walls of buildings, causing the reinforcement to rust and expand. The surface of the surrounding concrete may therefore bulge and may eventually result in concrete spalling.

石屎剝落不但是常見的樓宇問題之一，還有機會傷及途人，釀成悲劇。一般而言，石屎剝落的常見成因有以下幾項：

Concrete spalling is not just one of the most common building problems, it may also injure passers-by and end in tragedies. Generally speaking, the common causes of concrete spalling are as follows:

- 樓宇日久失修 Building Neglect
- 施工質量欠佳 Poor Construction Quality
- 負荷過重 Overloading
- 意外(例如：火警) Accident (e.g. Fire)
- 滲水 Water Seepage

石屎剝落前通常會經歷數個階段，今期標丁會教大家辨識石屎剝落前的各種徵狀。

Concrete spalling usually goes through several stages. In this Issue, Build and Ding will show you how to identify the signs and symptoms of concrete spalling.

石屎剝落7部曲

7 Stages of Concrete Spalling

1



批盪剝落
Detachment of
Plastering

2



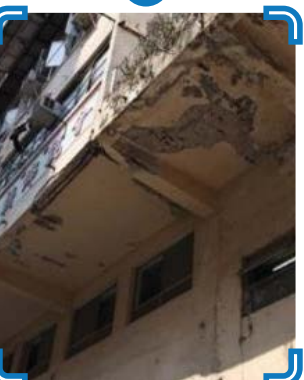
出現水漬
Presence of Water
Stains

3



出現裂縫
Presence of Cracks

4



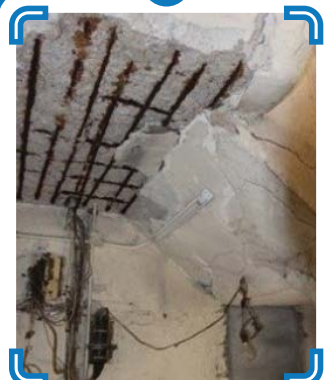
局部石屎剝落
Localised Concrete
Spalling

5



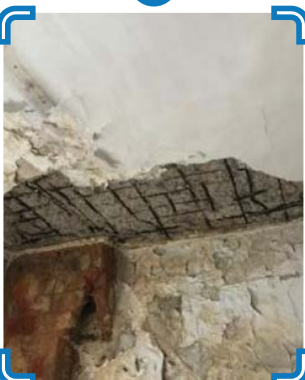
鋼筋外露生鏽
Rusting of Exposed
Steel Reinforcement

6



大面積石屎剝落
Extensive Concrete
Spalling

7



鋼筋被侵蝕至變形
Corrosion and
Deformation of Steel
Reinforcement

近年外牆石屎剝落意外頻生：

Accidents in which concrete fell off external walls have occurred frequently in recent years:

- 西環一幢工廈外牆石屎剝落，擊中在平台工作的冷氣機維修工人(2020年6月11日)
Concrete fell off the external wall of an industrial building in Sai Wan, hitting a worker undertaking air-conditioner maintenance on the flat roof (11 June 2020)
- 荔枝角大廈簷篷約2米乘3米石屎剝落，擊傷女途人(2020年5月7日)
Concrete of about 2 m by 3 m fell off the canopy of a building in Lai Chi Kok, injuring a female passer-by (7 May 2020)
- 深水埗唐樓簷篷石屎剝落，擊傷男途人頭部(2019年5月6日)
Concrete fell off the canopy of an old building in Shum Shui Po, hitting a male passer-by on the head (6 May 2019)



資訊站

INFORMATION KIOSK



財政資助
Financial Assistance
www.bd.gov.hk/tc/safety-inspection/financial-assistance/index.html



市區重建局-樓宇復修平台
Building Rehabilitation Platform,
Urban Renewal Authority
www.brplatform.org.hk/tc/defects-and-orders/common-building-defects

近年健康養生已成為男女老幼的熱門話題。所謂「預防勝於治療」，身體出現問題才去求醫，問題往往已經累積一段時間，康復也可能要花費大量時間和金錢。

In recent years, health and wellness has become a hot topic for people of all ages. "Prevention is better than cure." If you seek treatment only when problems become apparent, they may have already accumulated for a period of time and it may take a lot of time and money to recover.

樓宇亦一樣，除了定期驗身外，定期驗樓同樣重要！不如在問題發生前，主動安排檢查，防患未然！標丁特別為大家創作了一首養生洗腦歌，在不同平台與大家見面！

The same goes for buildings. Besides regular health check-ups, regular building inspections are equally important! Why not take the initiative to arrange for an inspection before any problems arise to prevent them completely? "Build" and "Ding" have specially created an earworm for you. Stay tuned, and see you all on different platforms!



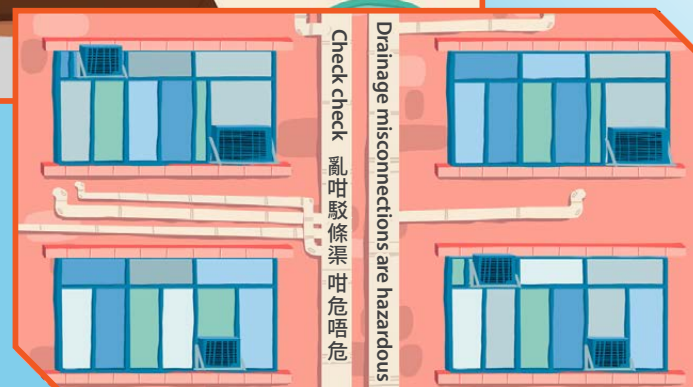
想先聽為快？

You want to be the first to listen to the song?

<http://campaign.881903.com/BuildingsDepartment/video.php>



病向淺中醫，還等什麼？快快請註冊專業人士檢查一下！
Appoint a new registered professional for checks.
What are you waiting for? Get a registered professional for checks!



標丁速遞

"BUILD & DING" EXPRESS

【噶噶噶CHECK樓啦喂】
電視廣告首播！
PREMIERE OF NEW TV AD!
"HEY HEY HEY CHECK YOUR BUILDING"



HEY HEY HEY
CHECK YOUR BUILDINGS

日久失修有機會釀成「石屎剝落」、「窗框跌落嚟」。
不按照批准圖則或小型工程監管制度的要求進行改動或加建工程，
「亂咁駁條渠」及「僭建」更有機會違例！

Lack of maintenance may lead to concrete spalling and window frames falling. It may be an offence to carry out unauthorised alteration or addition of drains and unauthorised building works without complying with the approved plans or the requirements under the Minor Works Control System.



祝各位擁有安樂窩，開開心心住一世！
May you have a safe and nice home and live happily ever after!





樓宇安全網上研討會2020 Building Safety Webinar 2020

因疫情關係，今年的樓宇安全網上研討會2020首次以網上形式和大家見面！

Due to the epidemic, the Building Safety Webinar was held online this year for the first time.

今年的主題為「噏噏噏CHECK樓啦喂」，活動包括10月21至22日的公眾網上講座，為業界及市民提供最新樓宇安全資訊，一同安坐家中，全民上課！

With the theme of "Hey Hey Hey Check Your Building", this year's event featured public webinars on 21-22 October to provide the industry and the public with the latest building safety information. Let's stay at home and learn at home!



其他講座
Other Seminars
<https://elearning.bd.gov.hk>

樓宇安全網上講座（對象：物業管理從業員）

Building Safety Online Seminars (Target audience: property management practitioners)

渠管健康與公眾衛生息息相關，因此屋宇署於8月舉行了一場網上講座，介紹香港多層樓宇排水系統，解答大家對渠管的疑問，反應熱烈！本年度尚有兩場網上講座，切勿錯過！

Public health is closely related to healthy drains, therefore BD held an online seminar in August to introduce the drainage system in multi-storey buildings in Hong Kong, and to answer public enquiries about drainage. Following the overwhelming success, BD will be hosting two more online seminars this year. Don't miss out!



報名
Registration
<https://bdmrs.ievent.hk/event/3019>



《2020年建築物（小型工程）（修訂）規例》已於9月1日生效

Building (Minor Works) (Amendment) Regulation 2020 came into effect on 1 September

小型工程及指定豁免工程項目分別由126項及15項增加至187項及30項，更多建築工程可經簡化規定進行！當中包括綠化設施、豎梯、水箱、可收合遮篷、通風管道及圍牆等。

The numbers of minor works and designated exempted works items have increased from 126 and 15 to 187 and 30 respectively. More building works are allowed to be carried out through simplified requirements, including greening features, cat-ladders, water tanks, retractable awnings, ventilation ducts and fence walls.



網上簡介會
Online Seminars
<https://elearning.bd.gov.hk/video-list/小型工程>

標丁理法屋

"BUILD & DING" LEGAL SALON

為了保障樓宇安全，屋宇署致力執法及打擊僭建物！

以下為近日屋宇署提出檢控並成功定罪的案例：

To ensure building safety, BD is committed to enforcing the law and combating unauthorised building works. The following are recent cases in which BD has instituted prosecutions and secured convictions:

- 業主屢次不遵從清拆令，被判處入獄兩個月，緩刑18個月，以及罰款1萬元。<https://bit.ly/323ghu1>
A property owner was sentenced to two months' imprisonment suspended for 18 months and fined \$10,000 for persistently not complying with a removal order.
- 兩名共同業主，沒有遵從強制驗窗法定通知被罰逾2萬元。<https://bit.ly/3icMaqv>
Two property co-owners were fined over \$20,000 for not complying with a mandatory window inspection statutory notice.
- 一名註冊小型工程承建商及其獲授權簽署人因進行違例建築工程，而被裁定行為不當，須支付約88,500元與紀律研訊相關的費用及從名冊中除名4個月。<https://bit.ly/2C0Yvyy>
A registered minor works contractor (RMWC) and its authorized signatory (AS) should be disciplined for misconducting themselves in carrying out unauthorised building works. It ordered that the names of the RMWC and its AS be removed from the minor works contractors' register for four months, and that the RMWC and its AS should pay about \$88,500, being the relevant costs of the Board and the BD for the disciplinary inquiry.
- 兩名共同業主沒有遵從清拆令，被定罪及罰款逾10萬元。<https://bit.ly/2Cwarbx>
Two property co-owners were fined over \$100,000 upon conviction for not complying with a removal order.
- 業主堅持不遵從清拆令，被判處罰款13萬元。<https://bit.ly/2OkRn2N>
A property owner was fined \$130,000 for persistently not complying with a removal order.



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YouTube 頻道



BDGOVHK



Instagram 專頁



buildingsdepartment



屋宇署網站
Buildings Department Website
www.bd.gov.hk



網上學習中心
E-Learning Centre
elearning.bd.gov.hk