

定期檢查及妥善保養 排水系統



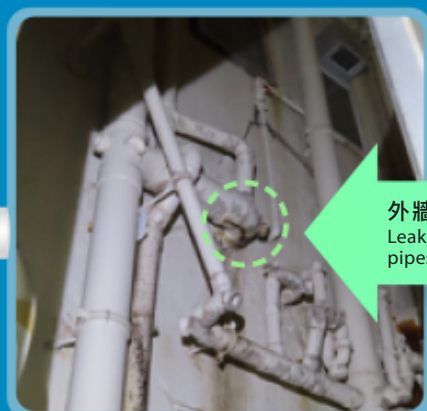
Regular Inspection and Proper Maintenance of Drainage Systems

樓宇的排水系統負責將雨水和污水從樓宇帶到公共排水渠。如不妥善保養及使用，有機會造成渠管破損而影響環境衛生，危害健康。所謂「預防勝於治療」，只要我們於日常生活中多加注意渠管健康，便可避免在問題發生時需要花費大量時間及金錢，進行大規模維修。

如發現樓宇的排水系統欠妥，屋宇署會根據《建築物條例》第28條，向有關業主送達命令，要求業主在一段時間內進行勘測及 / 或修葺工程。業主應委聘稱職的承建商勘測欠妥的排水渠；以及在指定時間內進行所需的維修或更換工程。

The drainage system of a building is responsible for carrying rain water and sewage from the building to public drains. Any improper maintenance or misuse may result in defective drainage pipes which will affect environmental hygiene and pose health hazard. As the saying goes, "prevention is better than cure". Any extra attention paid to the health of drains in daily life represents a problem nipped in the bud. In this way, we would not need to carry out large-scale repair works. They can indeed be very costly and time-consuming.

If the drainage systems of a building are found to be defective, the Buildings Department (BD) may serve an order under Section 28 of the Buildings Ordinance requiring the owner to carry out investigation and/or repair works within a certain period of time. The owner should appoint a competent contractor to investigate the drainage defects and carry out necessary repair or replacement works within the specific period.



外牆排水管滲漏或破爛
Leaking or broken drainage
pipes at external wall



豎設合法招牌小貼士



Tips for Erecting Legal Signboards

根據《建築物條例》(第123章)，豎設及改動招牌均屬建築工程。大家看到在街上豎設的合法招牌，有關工程是按照其性質、規模、複雜程度和潛在風險，透過以下其中一套程序進行的：

- 工程事先獲得屋宇署批准圖則及同意展開；
- 工程屬根據「小型工程監管制度」的簡化規定而進行的小型工程；或
- 工程屬「指定豁免工程」，無須事先獲得屋宇署批准及同意，亦無須委任訂明建築專業人士及訂明註冊承建商進行有關工程。

Under the Buildings Ordinance (Cap. 123), the erection and alteration of a signboard are building works. Having regard to their nature, scale, complexity and level of potential risk, the works of erecting legal signboards on the streets are carried out by means of one of the following procedures as:

- works with prior approval of plans and consent for commencement from BD;
- minor works carried out through the simplified requirements under the Minor Works Control System; or
- Designated Exempted Works which require no prior approval and consent from BD, nor the appointment of prescribed building professionals and prescribed registered contractors.

無論是豎設或改動招牌，也要記得以上規定啊！
Don't forget the above requirements whether it's for erection or alteration of signboards!

物業管理知識你要識



Unlocking Property Management Knowledge

查閱屋宇署發出命令的遵從狀況

Checking the Compliance Status of Orders issued by BD

屋宇署網站提供搜尋法定命令的捷徑，供市民免費查閱法定命令 / 通知 / 指示的發出及遵從狀況*。市民只須輸入簡單資料，如命令 / 通知 / 指示編號、街道名稱及 / 或樓宇名稱，便可輕鬆查閱法定命令 / 通知 / 指示的發出及遵從狀況。

The BD's website offers a search engine shortcut for checking the issuance/compliance status of statutory orders/notices/directions* free of charge. Upon input of basic information, such as order/notice/direction number, street address and/or building name, one can easily check the issuance/compliance status of statutory orders/notices/directions.

*屋宇署會根據《建築物條例》(第123章)、《消防安全(商業處所)條例》(第502章)、《消防安全(建築物)條例》(第572章)及《消防安全(工業建築物)條例》(第636章)，就樓宇的個別單位、公用部分、招牌及分間單位(包括工業樓宇內非法住用用途)發出法定命令 / 通知 / 指示。搜尋範圍涵蓋屋宇署根據《建築物條例》第24條發出的清拆令、第25條發出的中止更改用途令、第26條發出的樓宇修葺令、第26A條發出的樓宇勘測令、第27C條發出的地下管道勘測令、第28條發出的渠務修葺令 / 勘測令、第30B條發出的強制驗窗計劃通知、第30C條發出的強制驗窗計劃通知，以及根據《消防安全(商業處所)條例》、《消防安全(建築物)條例》及《消防安全(工業建築物)條例》發出的消防安全指示 / 改善消防安全指示 / 符合消防安全令 / 禁止令。就2021年前發出的法定命令，以及2024年12月13日前根據第502章及第572章發出的消防安全指示 / 改善消防安全指示 / 符合消防安全令 / 禁止令，搜尋結果只會顯示「未獲遵從」命令 / 指示的相關資料。

*Statutory orders/notices/directions are issued by BD under the Buildings Ordinance (Cap. 123) (BO), the Fire Safety (Commercial Premises) Ordinance (Cap. 502) (FS(CP)O), the Fire Safety (Buildings) Ordinance (Cap. 572) (FS(B)O) and the Fire Safety (Industrial Buildings) Ordinance (Cap. 636) (FS(IB)O) in respect of individual units, common parts, signboards and sub-divided flats (including those for illegal domestic use in industrial buildings) of buildings. The scope of search covers Removal Orders under Section 24, Orders for Terminating Unauthorised Change of Use under Section 25, Building Repair Orders under Section 26, Building Investigation Orders under Section 26A, Buried Services Investigation Orders under Section 27C, Drainage Repair/Investigation Orders under Section 28, Mandatory Building Inspection Scheme Notices under Section 30B and Mandatory Window Inspection Scheme Notices under Section 30C of the BO, as well as Fire Safety Directions (FSDNs)/Fire Safety Improvement Directions (FSIDNs)/Fire Safety Compliance Orders (FSCOs)/Prohibition Orders (POs) under FS(CP)O, FS(B)O and FS(IB)O. For statutory orders issued before 2021 and FSDNs/FSIDNs/FSCOs/POs issued under Cap. 502 and Cap. 572 before 13 December 2024, only information of "Outstanding" orders/directions is available in the search results.



法定命令的發出及遵從記錄
Issuance/Compliance status of statutory orders

個別單位

未獲遵從 (3)	已獲遵從 (0)	已獲撤銷 (0)	已被取代 (0)
第24條清拆令 (共3條搜尋結果)			
命令編號	[Redacted]		
地址	中文地址只供參考九龍 [Redacted]		



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