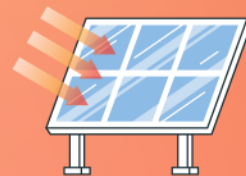


# 在私人樓宇安裝太陽能發電系統小貼示

## *Tips for Installation of Photovoltaic (PV) System in Private Buildings*

在私人樓宇（新界豁免管制屋宇（村屋）除外）豎設用於支承太陽能發電系統的構築物，屬受《建築物條例》（《條例》）規管的建築工程。根據《條例》，除可按照小型工程監管制度的簡化規定而進行的小型工程或獲豁免工程外，任何人如有意進行建築工程，必須委任一名認可人士，並在有需要時，委任一名註冊結構工程師擬備及呈交建築圖則，以供屋宇署審批。否則，有關工程即屬僭建，屋宇署會按現行執法政策採取適當行動。



根據小型工程監管制度，在地面或建築物屋頂上豎設或改動用於支承屋宇裝備裝置（包括空調機、照明裝置、天線、收發器或太陽能發電系統等）的構築物，可根據小型工程項目第1.50或3.50項進行，前提是工程符合小型工程項目的描述，且符合《條例》及其附屬規例的規定。

任何人士，不論是業主 / 佔用人或其中介人（例如設計公司），均須委任訂明註冊承建商進行小型工程。如涉及第I級別小型工程，亦須委任訂明建築專業人士設計和監督工程。如有關人士在安排展開或安排進行小型工程時，明知而沒有按法例規定就該小型工程委任訂明建築專業人士或訂明註冊承建商，即屬犯罪。屋宇署可根據《條例》第40(1AB)條提出檢控。違例者一經定罪，可處第6級罰款（現為100,000元）。

為確保公眾安全，業主及 / 或物業管理公司應參考機電工程署發布的《太陽能發電系統設計、操作及維修手冊》，每年定期為太陽能發電系統（包括支承系統的構築物）安排檢查及例行維修。特別在颱風季節來臨前，應考慮採取額外預防措施（例如安裝繫線），以策安全。

The erection of supporting structures for photovoltaic (PV) systems in private buildings (other than New Territories Exempted Houses (village houses)) is building works subject to the control of the Buildings Ordinance (BO). Under the BO, any person intending to carry out building works is required to appoint an authorized person and, where necessary, a registered structural engineer to prepare and submit building plans for approval by the Buildings Department (BD), unless the works fall within the scope of minor works (MW) that can be carried out under the simplified requirements of the Minor Works Control System (MWCS) or exempted works. Otherwise, the works are regarded as unauthorised building works and subject to appropriate actions by BD in accordance with the prevailing enforcement policy.

Under the MWCS, the erection or alteration of any supporting structure for a building services installation (including air-conditioning unit, light fitting, antenna, transceiver or PV system, etc.) on-grade or on a roof of a building can be carried out under MW item 1.50 or item 3.50, provided that the works fulfill the descriptions of the MW items and comply with the BO and its subsidiary regulations.

Any person, be it an owner/occupant or his/her agent (such as the design company), is required to appoint prescribed registered contractors (PRC) to carry out MW. In the case of Class I MW, prescribed building professionals (PBP) should also be appointed for the design and supervision of the works. If a person, when arranging for the works to be commenced or carried out, knowingly fails to appoint a PBP or PRC for the MW as required by the law, that person commits an offence. BD may instigate prosecution under section 40(1AB) of the BO. The offender shall be liable on conviction to a fine at level 6 (\$100,000 at present).

To ensure public safety, owners and/or property management companies are advised to arrange regular annual inspections and routine maintenance for PV systems including their supporting structures by making reference to the "Handbook on Design, Operation and Maintenance of Solar Photovoltaic Systems" published by the Electrical and Mechanical Services Department. Additional precautionary measures (such as installation of tie wires) should also be considered especially before the typhoon season to ensure safety.

# 先進科技在樓宇外牆檢測中的應用



## Application of Advanced Technology in Building External Wall Inspections

近年，屋宇署利用無人機為樓高七層或以上的樓宇檢測外牆。無人機拍攝所得的高解度影像上傳至人工智能工作平台後，可利用人工智能技術自動分析外牆欠妥的位置、辨識欠妥類型及評估嚴重程度，提升檢測效率。以一幢樓高12層的樓宇為例，以往完成視察報告需時五個工作天，而應用人工智能後，只需一天便可完成分析及自動編寫視察報告。

這項新科技不但大幅節省編寫視察報告的時間，更有助署方快速識別潛在風險的位置，方便人員跟進樓宇外牆的失修情況及相關執法工作，提升公共服務，確保樓宇安全。

In recent years, BD has been utilising drones to inspect external walls of buildings of seven storeys or above. The high-resolution images captured by drones are uploaded to an artificial intelligence (AI) platform, where AI technology is used to automatically identify defective areas on external walls and the types of defects, as well as to assess their severity, thereby enhancing inspection efficiency. Taking a 12-storey building as an example, it used to take five working days to compile an inspection report. With the application of AI, analysis and automatic generation of inspection reports can be completed in just one day.

This new technology not only significantly saves time for preparing inspection reports, but also helps BD promptly identify areas with potential risks, thereby facilitating BD staff in following up on dilapidated external walls of buildings and relevant enforcement actions. Also, it can enhance public services to ensure building safety.

## 物管知識你要識

UNLOCKING PROPERTY MANAGEMENT KNOWLEDGE

## 強制驗窗計劃知多D

### Learn More about the Mandatory Window Inspection Scheme (MWIS)



業主如接獲屋宇署發出的強制驗窗通知<sup>#</sup>，或有意自行安排為樓宇或處所的窗戶進行訂明檢驗及訂明修葺<sup>@</sup>，可透過屋宇署的「窗安無事」流動應用程式，免費搜尋可以就窗戶進行訂明檢驗的合資格人士，與其洽談驗窗服務及輕鬆取得有關服務的報價。

此外，業主亦可選擇參加由香港房屋協會推出的「自願樓宇評審計劃」<sup>^</sup>，取得計劃認證的樓宇可獲屋宇署認可為已符合強制驗窗計劃（只限公用部分的窗戶）的要求。

Property owners being served with MWIS notices<sup>#</sup> by BD or intending to voluntarily arrange for prescribed inspection and prescribed repair<sup>@</sup> in respect of the windows in their buildings or premises can use BD's "WIN SAFE" mobile application to search for Qualified Persons (QPs) to carry out prescribed inspection for windows, discuss window inspection services with QPs and easily obtain quotations for such services free of charge.

Alternatively, property owners may opt to participate in the Voluntary Building Assessment Scheme (VBAS)<sup>^</sup> launched by the Hong Kong Housing Society. Buildings certified under VBAS are recognised as having fulfilled the requirements under MWIS (in respect of windows in common parts only) by BD.

<sup>#</sup> 強制驗窗計劃規定，樓齡達10年或以上的私人樓宇（不高於三層的住用樓宇除外）的業主，如接獲屋宇署根據《建築物條例》第30C條送達的法定通知，須委任一名合資格人士就樓宇的所有窗戶進行訂明檢驗，並負責監督檢驗後認為需要進行的訂明修葺工程。如需進行訂明修葺，有關業主須委任一名註冊承建商，在一名合資格人士的監督下進行所需的訂明修葺。

<sup>@</sup> 應按照強制驗窗計劃的標準和程序進行檢驗及修葺。

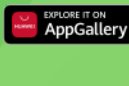
<sup>^</sup> <https://vbas.hkhs.com/tc/home/index.html>

<sup>#</sup> Under MWIS, owners of private buildings aged 10 years or above (except domestic buildings not exceeding three storeys), upon receiving statutory notices served by BD under section 30C of the BO, are required to appoint a QP to carry out prescribed inspection for all windows in the building and supervise the prescribed repair works found necessary after the inspection. Where prescribed repair is required, the owners concerned must appoint a registered contractor to carry out the necessary prescribed repair under the supervision of a QP.

<sup>@</sup> Inspection and repair should be carried out in accordance with the standards and procedures of MWIS.

<sup>^</sup> <https://vbas.hkhs.com/en/home/index.html>

「窗安無事」流動應用程式二維碼  
QR codes for the "WIN SAFE" mobile application



屋宇署網站  
Buildings Department Website  
[www.bd.gov.hk](http://www.bd.gov.hk)



網上學習中心  
E-Learning Centre  
[elearning.bd.gov.hk](http://elearning.bd.gov.hk)