



私人斜坡的安全及維修

Safety and Maintenance of Private Slopes



私人斜坡保養及維修知多D
Know More about Private Slope
Maintenance and Repair

私人斜坡安全錦囊
Private Slope Safety Kit

斜坡缺乏維修是導致本港多宗山泥傾瀉的主要成因。私人業主有責任維修私人斜坡，以及根據政府租契條款須由他們負責維修的斜坡，包括每年至少安排進行一次「例行維修檢查」及每五年至少進行一次「工程師維修檢查」。

屋宇署負責根據《建築物條例》(《條例》)的條文確保私人斜坡的安全。當有表面證據確立斜坡為危險或可能變得危險，屋宇署會按照土力工程處的意見，根據《條例》第27A條向有關業主發出危險斜坡修葺令，着令其委任認可人士、註冊結構工程師或註冊岩土工程師或命令中指明的其任何組合進行勘測工作，並在有需要時委任註冊專門承建商進行斜坡修葺工程。

The lack of slope maintenance is a major contributory factor to many landslides in Hong Kong. Private owners are responsible for the maintenance of private slopes as well as slopes they are required to maintain under the terms of a government lease, which includes arranging for the carrying out of "Routine Maintenance Inspection" at least once a year and "Engineer Inspection for Maintenance" at least once every five years.

The Buildings Department (BD) is responsible for ensuring the safety of private slopes under the provisions of the Buildings Ordinance (BO). When there is *prima facie* evidence that a slope is dangerous or liable to become dangerous, BD will, on the advice of the Geotechnical Engineering Office, serve a Dangerous Hillside Order on the owner concerned under section 27A of the BO requiring them to appoint an authorized person, a registered structural engineer or a registered geotechnical engineer or any combination of them specified in the order to undertake the investigation work and, if necessary, to appoint a registered specialist contractor to carry out slope repair works.

常見的例行維修檢查

Common Routine Maintenance Inspection



斜坡護面 Slope Surface Covers



地表排水設施 Surface Drainage Measures



斜坡工程

Slope Works



裝設泥釘 Installation of Soil Nails



附加表牆 Construction of Skin Walls



小型適意設施檢核計劃

Minor Amenity Feature Validation Scheme

在小型適意設施檢核計劃下，若干在2020年9月1日之前豎設，並符合《建築物（小型工程）規例》所載訂明建築物或建築工程技術規定的現存違例小型適意設施（例如用於支承屋宇裝備裝置的支架及外部設施等），在經訂明建築專業人士及 / 或訂明註冊承建商檢查、鞏固（如有需要），並向屋宇署提交結構安全核證報告後，可繼續保留使用。即使違例小型適意設施通過檢核，但由於在豎設前未獲屋宇署批准，因此其法律地位並無改變，仍屬僭建物。不過，除非該等已通過檢核的適意設施變得危險，否則屋宇署不會採取執法行動。

Under the Minor Amenity Feature Validation Scheme, certain existing unauthorised minor amenity features, such as supporting frames for building services installations and external features, that were erected before 1 September 2020 and in compliance with the technical specifications for prescribed building or building works under the Building (Minor Works) Regulation may be retained for continued use subject to inspection, strengthening (if required) and submission of certification on structural safety by prescribed building professionals and/or prescribed registered contractors to BD. The legal status of the unauthorised minor amenity features that have been validated remains unchanged and they are still unauthorised building works since no approval has been obtained from BD prior to their erection. However, BD will not take enforcement action against such validated amenity features unless they become dangerous.



物管知識你要識

UNLOCKING PROPERTY MANAGEMENT KNOWLEDGE

樓宇記錄不用等 百樓圖網隨時搵

Building Records at Your Fingertips: Building Records Access and Viewing On-line (BRAVO) System



「百樓圖網」系統讓市民可透過互聯網查閱私人樓宇及小型工程的記錄，並訂購圖則、文件及佔用許可證（「入伙紙」）的副本。

如欲登記成為「百樓圖網」用戶，市民可提交申請表格BIC5或於網上申請，亦可透過「智方便」即時完成網上登記，方便快捷。除個人用戶外，市民現時亦可登記成為公司用戶，以公司名義使用「百樓圖網」。註冊完成後，公司管理員帳戶最多可管理10個附屬帳戶。請掃描以下二維碼，即可登記成為用戶。

With the BRAVO system, members of the public can inspect records of private buildings and minor works via the internet, and order copies of plans, documents and occupation permits.

To become a registered user of BRAVO, you may submit the application form BIC5 or apply online, or complete the online registration instantly and conveniently using "iAM Smart". In addition to individual user accounts, there is also an option to register as a company user, which facilitates the use of BRAVO by the public in the capacity as a company representative. Upon registration, the administrator account of a company may manage up to 10 subsidiary user accounts. Please scan the QR code below for user registration.



BRAVO



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