

20th Anniversary

樓宇齊愛護 Care For Our Buildings
二十周年

OUR GROWTH



屋宇署

**BUILDINGS
DEPARTMENT
1993-2013**

BUILDINGS 屋宇署 DEPARTMENT

20th Anniversary



序 FOREWORD



- ➔ 署長的話
Message from the Director of Buildings
- ➔ 發展局局長賀辭
Congratulatory message from the Secretary for Development
- ➔ 前屋宇署署長賀辭
Congratulatory messages from the former Directors of Buildings

PART 1 我們的歷程 OUR JOURNEY

- ➔ 過去20年的重大事件及執法政策的改變
Major events in the past 20 years and changes in enforcement policies



➔ 1993 - 1999



➔ 2000 - 2002



➔ 2003 - 2010



➔ 2011 - 2013

序 FOREWORD



- ➔ 署長的話
Message from the Director of Buildings
- ➔ 發展局局長賀辭
Congratulatory message from the Secretary for Development
- ➔ 前屋宇署署長賀辭
Congratulatory messages from the former Directors of Buildings

PART 1 我們的歷程 OUR JOURNEY

- ➔ 過去20年的重大事件及執法政策的改變
Major events in the past 20 years and changes in enforcement policies

PART 2 我們的今與昔 OUR PAST AND PRESENT

屋宇署的演變

The evolution of Buildings Department (BD)

- ➔ 不同的架構
Changes in Organisation
- ➔ 不同的工作模式
Changes in the processes
- ➔ 廿載情不變
Unchanging passions



An aerial photograph of a dense urban skyline, likely Hong Kong, featuring numerous high-rise buildings and a prominent skyscraper with a blue facade. The city is set against a backdrop of green mountains under a blue sky with scattered white clouds. A teal circular graphic is overlaid on the top left, containing the Chinese character '序'.

序

FOREWORD



署長的話

Message from the Director of Buildings

發展局局長賀辭

Congratulatory message from the
Secretary for Development

前屋宇署署長賀辭

Congratulatory messages from
the former Directors of Buildings

署長的話

Message from the Director of Buildings



區載佳, JP
Mr AU Choi-kai, JP
屋宇署署長
Director of Buildings

2013年是屋宇署成立二十周年。在這個值得紀念的日子擔任屋宇署署長，與各同事並肩服務市民，營造良好的建築環境，我感到十分榮幸。

屋宇署自1993年成立以來，一直以建立安全及衛生的建築環境為宗旨，並釐定及施行有關安全、衛生及環境方面的標準。近年，我們就現存樓宇推行大規模的執法行動，以加強樓宇安全，並鼓勵新建樓宇引入環保設施，推動可持續發展。我在2008年出任署長後，為加強與業界的溝通，建立了屋宇署與認可人士、註冊結構工程師及註冊岩土工程師的討論平台，並就不同技術範疇成立多個由業界代表組成的技術委員會。此外，本署又為樓宇業主、相關界別和市民大眾推行樓宇安全的公眾教育和宣傳。屋宇署擔當協調各方的規管者角色，致力協調及帶動社會各界認識和履行本身在建立安全及衛生的建築環境方面的責任，以期在互相協調的大原則下，各司其職，各盡所能，齊心達成目標。有賴屋宇署全體同事和各界伙伴共同努力，數年下來，相關工作已略有成績。

近年，市民對安全及衛生的建築環境有更大期望，屋宇署的工作量和面對的困難相應增加。在未來的日子裏，我們會繼續投放更多資源，並因應情況的變化，適當地調整工作目標和工作程序，以期更有效地履行我們的職責。我們亦會繼續以協調各方的規管者角色，推動社會各界互相合作，發揮協同效應，為香港營造理想的建築環境，促進社會和諧。

謹此感謝屋宇署全體同事努力不懈為市民服務，以及社會各界對屋宇署鼎力支持。祝願各位身心安泰，和樂興旺！



The year 2013 marks the 20th anniversary of the Buildings Department. It is my great honour to be the Director of the Buildings Department during such a memorable time, serving the community with my colleagues to create a quality built environment.

Since its establishment in 1993, it has been the aim of the Buildings Department to make the built environment safe and healthy, and it has set and enforced safety, health and environmental standards. In recent years, we have conducted large-scale operations on existing buildings to enhance building safety. We also encourage the introduction of green features in new buildings to promote sustainable development. After I took up the office of Director of Buildings in 2008, a discussion forum was set up with participation from Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers to enhance communication between the department and the industries. A number of technical committees on various technical aspects comprised of industry representatives were also formed. Furthermore, the department conducts public education and publicity programmes on building safety for building owners, relevant sectors and the general public. Acting as a harmonising regulator, the department coordinates and motivates all sectors of society to recognise and perform their own responsibilities in cultivating a safe and healthy built environment. We believe that on the principle of mutual coordination, with every party doing their part and giving their best, we together can achieve our goal. Thanks to the concerted effort of our staff and our partners in the community, our work has yielded some results over these years.

In recent years, we have been faced with mounting workload and increasing difficulties amid growing public aspiration for a safe and healthy built environment. Looking ahead, we will continue to secure additional resources and, in response to changing situations, duly adjust our performance targets and work procedures, aiming at performing our duties more efficiently. We will also continue our role as a harmonising regulator to coordinate with various parties and achieve synergy through strengthening cooperation across the community to bring about an ideal built environment in Hong Kong and foster harmony in society.

Last but not least, I would like to thank all my colleagues in the Buildings Department for their hard work, for going the extra mile to serve the public. My gratitude also goes to all sectors of the community for their tremendous support for the department. I wish all of you good health, joy of harmony and prosperity.

發展局局長賀辭

Congratulatory message from the Secretary for Development



陳茂波, MH, JP
CHAN Mo-po, Paul, MH, JP
發展局局長
Secretary for Development

高樓和大廈象徵著香港作為國際大都會的活力，而安全和衛生的建築環境亦是香港的發展的重要一環。自1993年成立以來，屋宇署一直竭力推廣和協助優質和可持續樓宇的建造、提升新舊私人樓宇的安全、協助有需要的業主進行維修工作、及向公眾推廣樓宇安全的重要，成績斐然。藉著屋宇署成立20周年的大日子，我衷心感謝屋宇署全體同事的貢獻及熱誠工作，並祝願他們在維持香港樓宇安全的工作上百尺竿頭，更進一步。

The skyscrapers and buildings in Hong Kong symbolise the vibrancy of this cosmopolitan city. A safe and healthy built environment also plays a pivotal role in the development of Hong Kong. Since its establishment in 1993, the Buildings Department has been making great efforts in promoting and assisting the construction of quality and sustainable buildings, enhancing the safety of both new and existing private buildings, assisting owners in need in carrying out their building maintenance works, and promoting to the public the importance of building safety. The achievements are marked and appreciable. On the occasion of the 20th anniversary of the Buildings Department, I wish to express my heartfelt gratitude to all colleagues of the Buildings Department for their hard work and dedication, and wish them every success in their continued contribution to uphold the building safety in Hong Kong.

前屋宇署署長賀辭

Congratulatory messages from the former Directors of Buildings

Serving in the Buildings Department in its early years was for me a memorable experience and a lesson in crisis management. A small department with multi-tasks, we faced multiple collapses and clearances in 1994-96. Together, our colleagues braved all with dedication and determination, initiative and integrity, proficiency and professionalism. On their 20th anniversary, I renew my thanks to them for advice and assistance. I congratulate them and look forward to their continuing to discharge their duty without fear or favour. May the Buildings Department go from strength to strength!



余黎青萍
YU LAI Ching-ping, Helen, SBS
前屋宇署署長
Former Director of Buildings
1994 - 1996



屋宇署成立二十年以來，採多學科式發展樓宇管制，惠澤市民。本人衷心祝賀，並祝願繼續助港進入知識社會。

Buildings Department has evolved rapidly in its first 20 years to the public benefit. The multiple-discipline approach is increasingly used in building control and will serve Hong Kong well in the transition to knowledge society. I congratulate the Department for the continuing effort.



蔡宇略, 香港工程科學院院士
CHOI Yu-leuk, PhD, FHKEng
前屋宇署署長
Former Director of Buildings
1996-1999



前屋宇署署長賀辭

Congratulatory messages from the former Directors of Buildings

憑藉廿年的努力不懈和忠誠服務，屋宇署在改善建築環境方面成績顯著，令香港成為更安全和美好的居住和工作的地方。

適逢屋宇署成立廿周年，我在此致以衷心的祝賀，並期望屋宇署再接再厲，透過各項優化計劃，提升樓宇的質素和設施，為香港市民締造更理想的居住環境。

With two decades of unrelenting efforts and dedicated services, the Buildings Department has made remarkable achievements in improving the built environment of Hong Kong to make it a safer and better place to live and work in. I congratulate the Buildings Department on its 20th anniversary and wish it continued success in improving the living of the people in Hong Kong through its various initiatives to enhance the quality and sustainability of our buildings.



鄔滿海
WU Moon-hoi, Marco, JP
前屋宇署署長
Former Director of Buildings
2003 - 2005



It gives me great pleasure to extend my heartiest congratulations to the Buildings Department on the monumental occasion of its 20th Anniversary.

The Buildings Department has successfully succeeded the then Buildings Ordinance Office in making the built environment of Hong Kong safe and healthy for our community by setting and enforcing safety and health standards for private buildings. The department also promotes environmental design for our buildings and facilitates the maintenance of existing buildings through the many services it provides within the purview of the Buildings Ordinance and Regulations as well as other building related laws.

I wish the Buildings Department and its staff every success in the future.



張孝威
CHEUNG Hau-wai, SBS, JP
前屋宇署署長
Former Director of Buildings
2005 - 2008



我們的
歷程

OUR
JOURNEY

過去20年的重大事件及執法政策的改變
Major events in the past 20 years and
changes in enforcement policies

1993

1995

2000

2001

2004

2008

2009

1997

2011

2012

2003

2013

BD



1993 屋宇署於8月1日成立

1994 永安大廈倒塌意外

1995 地盤監督作業守則
成立地盤監察組
屋宇署總部遷至始創中心

1996 嘉利大廈大火

1997 短樁事件
成立防火規格組

1998 於周大福商業中心成立辦事處
推行樓宇發展資訊系統

2000 展開清拆外牆違例建築物的特別行動及
樓宇維修統籌計劃
基礎工程質量監督
屋宇署重組架構
成立樓宇資訊中心

2001 發出聯合作業備考推動興建環保
及創新樓宇
屋宇署採用新標誌

2002 於亞皆老街113號成立辦事處
推行樓宇狀況資訊系統

2003 於旺角政府合署成立辦事處
沙士-全城清潔大行動
清拆棄置招牌行動第一波





2013 違例招牌檢核計劃
屋宇署成立二十週年
推出新主題網頁「樓宇齊愛護」

2012 於葵芳新都會廣場成立辦事處
推行強制驗樓及強制驗窗計劃
成立村屋組



2011 可持續建築設計指引
檢驗人員註冊名單
屋宇署重組架構
修訂僭建物的執法政策



2010 於觀塘友邦九龍大樓成立辦事處
推行小型工程監管制度

2009 百樓圖網
小型工程承建商註冊名單
推行樓宇天台、平台、天井/庭院及
後巷的違例搭建物清拆行動



2008 成立文物建築小組

2006 成立屋宇署/食物環境衛生署
聯合辦事處



2005 展開行人專用區內的違例玻璃嵌板外牆、大型廣告招牌和
電視顯示屏的清拆行動

2004 於觀塘觀點中心成立辦事處
鋁窗的設計和安裝指引
岩土工程師註冊名單





1993 BD established on 1 Aug

1994 Wing On Building collapse

1995 Code of Practice for Site Safety Supervision
Setting up of Site Monitoring Section
Headquarter relocated to Pioneer Centre

1996 Garley Building fire

1997 Substandard piling works
Setting up of Fire Safety Section

1998 Satellite office in Chow Tai Fook Centre
Implementation of Building Development Information System (BDIS)

2000 Blitz Unauthorised Building Works Clearance,
Coordinated Maintenance of Buildings Scheme
(CMBS)- Large Scale Operation commence
Quality supervision for foundation works
BD re-organisation
Setting up of Building Information Centre

2001 Issue of Joint Practice Notes to promote green
and innovative buildings
New BD logo



2002 Satellite office in 113 Argyle Street
Implementation of Building Condition Information System (BCIS)

2003 Satellite office in Mongkok Government Office
SARS - Team Clean
First round of removal of abandoned signboards





- 2013** Validation Scheme for Unauthorised Signboards
20 th Anniversary
New thematic website “Care for your Building”
- 2012** Satellite office in Metroplaza Kwai Fong
Implementation of Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme (MWIS)
Setting up of Village Houses Section
- 2011** Sustainable Building Design Guidelines
Register for Inspectors
BD Re-organisation
Revised Unauthorised Building Works enforcement policy
- 2010** Satellite office in Landmark East, Kwun Tong
Implementation of Minor Works Control System
- 2009** Building Records Access and Viewing Online system (BRAVO)
Register for Minor Works Contractors
Implementation of Clearance Operation on Unauthorised Roof Structures Ensemble (COURSE)
- 2008** Setting up of Heritage Unit
- 2006** Setting up of Joint Office of Buildings Department and Food and Environmental Hygiene Department
- 2005** Clearance Operation of UBW in buildings along Pedestrian Streets (COUPS) against unauthorised glass panel external walls, large signboards and TV displays.
- 2004** Satellite office in 410 Kwun Tong Road
Guidelines on design construction of aluminum windows
Register for Geotechnical Engineers



1993

青苗出茁壯 GREEN SPROUT YOUNG AND STRONG



屋宇署在1993年8月1日成立，接掌屋宇地政署建築物條例執行處的職能，總部設於美利大廈。

The Buildings Department (BD) was established on 1 August 1993 with its headquarters located at Murray Building to take over the functions of the Buildings Ordinance Office (BOO) of the Buildings and Lands Department (BLD).



屋宇署的標誌

Logo of the Buildings Department (1993 to 2001)

屋宇地政署
建築物條例執行處
香港花園道美利大廈



BUILDINGS ORDINANCE OFFICE
BUILDINGS AND LANDS DEPARTMENT
MURRAY BUILDING, GARDEN ROAD,
HONG KONG

電話 Tel:

本署機號 Our Ref:

來函機號 Your Ref:

建築物條例執行處的信頭

Letter head for the Buildings Ordinance Office

冷知識

Cool Facts

建築物條例執行署曾隸屬以下部門：

The Buildings Ordinance Office (BOO) was a sub-department of:

- 屋宇地政署(1986-1993)
Buildings and Lands Department (1986-1993)
- 建築拓展署(1982-1986)
Building Development Department(1982-1986)
- 工務司署 (1982年前)
Public Works Department (before 1982)



中環美利大廈
Murray Building in Central

1995

彌敦道一幢拆卸中的樓宇在1994年9月局部倒塌，奪去6人性命，事件促使政府及私營機構正視有關監督一般建築工程（尤其是拆卸工程）方面的安排及可用資源。同時，隨著行政程序的改善，屋宇署檢討有關法律及其他措施，藉以加強建築事務監督在監管建造業界，尤其是建築專業人士及承建商的行為及表現方面的權力。1994年年底，當局制訂多項立法建議，進行改革。

The partial collapse of a building under demolition at Nathan Road, which claimed six lives in September 1994 prompted both the government and the private sector to take a critical look at the arrangements and resources available for supervising building works in general and demolition works in particular. In parallel, with improvements to administrative procedures, the BD reviewed the law and other measures to strengthen the Building Authority's capacity in monitoring the practices and performance of the construction industry, in particular the building professionals and building contractors. Legislative proposals for change was drawn up by the end of 1994.



永安大廈在1994年拆卸期間倒塌

Collapse of the Wing On Building during demolition in 1994

成立地盤監察組 SETTING UP OF THE SITE MONITORING SECTION

屋宇署在1995年公布《地盤安全監督作業守則》，並於同年成立地盤監察組，以加強監管地盤的建築工程。屋宇署又於1997年訂立新的法定要求，訂明必須事先得到建築事務監督批准及同意，方可展開拆卸工程。

A Code of Practice for Site Safety Supervision was published in 1995. In the same year, the Site Monitoring Section was set up to strengthen the supervision of building works on site. New requirements was imposed in 1997 that mandated the requirement for prior approval and consent of the Building Authority before the commencement of demolition works.





1996年嘉利大廈大火突顯對現存建築物的消防安全設施進行規管的重要性。防火規格組便是在這背景下於1997年成立。

The fatal incident at the Garley Building in 1996 highlighted the importance of control on fire safety provisions of existing buildings. The Fire Safety Section was then set up in 1997 in this background.

1997



成立防火規格組

SETTING UP OF THE FIRE SAFETY SECTION

1994年1月10日，石硤尾邨一家銀行發生大火，釀成多人傷亡。當局隨即在數天內成立跨部門特別調查小組以調查火警起因，並研究顧客較密集和人流較多的商業處所在防火措施和逃生途徑方面是否有需要作出改善。該小組完成研究後所擬備的報告其後成為《消防安全（商業處所）條例》的藍本。該條例在1997年5月2日生效，而屋宇署成立的防火規格組，與消防處緊密合作，施行有關條例。鑒於1996年11月20日嘉利大廈大火和1997年4月8日美孚新邨大火等慘劇相繼發生，當局於1998年進一步修訂《消防安全（商業處所）條例》，以提高1987年前落成的商業樓宇的消防安全，並於2004年制訂《消防安全（建築物）條例》，以提高部分住用建築物及綜合用途建築物住用部分的消防安全。

A disastrous fire occurred in a bank at Shek Kip Mei Housing Estate on 10 January 1994. Within days, a Special Interdepartmental Investigation Team was formed to look into the cause of the fire and to consider whether any improvements should be made to the fire protection measures and means of escape in commercial premises which have a relatively high density and a frequent turnover of customers.

A report was completed which became the blueprint for the Fire Safety (Commercial Premises) Ordinance. When the Ordinance came into force on 2 May 1997, the Fire Safety Section was set up to work closely with the Fire Services Department to implement the Ordinance. Catastrophic events including the tragic fire in Garley Building on 20 November 1996 and Mei Foo Sun Chuen on 8 April 1997 led to further amendments to this Ordinance in 1998 to upgrade the fire safety measures of pre-1987 commercial buildings, and the enactment of the Fire Safety (Buildings) Ordinance in 2004 to upgrade certain domestic and domestic portion of composite buildings.



2000

基礎工程質量監督

QUALITY SUPERVISION FOR FOUNDATION

1997年至1998年期間，一連串有關不合規格樁柱工程的事件曝光。屋宇署為加強監管樁柱工程的質量，於2000年6月引入有關基礎工程質量監督的規定，其後並把相關規定納入地盤監督作業守則內。

In 1997 and 1998, a series of scams related to substandard piling works surfaced. In order to strengthen the control on the quality of piling works, quality supervision of foundation works was introduced in June 2000 and was subsequently incorporated into the Code of Practice for Site Supervision.

訂立基礎工程質量
監督措施

Introduction of
quality supervision for
foundation works



2001



針對僭建物的新執法政策 NEW ENFORCEMENT POLICY AGAINST UNAUTHORISED BUILDING WORKS (UBW)

屋宇署於2001年4月公佈新的針對僭建物的執法政策後，推出大規模行動如清拆違例建築物特別行動、屋宇維修統籌計劃等，目標是在五至七年內清拆150,000至300,000個僭建物。

屋宇署開始以外判形式，批出三十份顧問合約，每年為約一千幢私人樓宇展開外牆僭建物及樓宇狀況的勘察工作。

A new enforcement policy against UBW was announced in April 2001. Through large scale operations, such as Blitz UBW Clearance Operation (BUC), Comprehensive Maintenance of Buildings Scheme (CMBS), the BD targeted to clear some 150,000 to 300,000 UBW in 5 to 7 years time.

BD started outsourcing with 30 consultancy contracts awarded for building inspection and removal of UBW mainly on the external walls of some 1,000 private buildings per year.



一個陽光燦爛的下午…… A SUNNY AFTERNOON.....

又是一個陽光燦爛的下午，我完成任務後，理應有很大的滿足感，但當我大踏步從大廈的大門走到街上，抬頭一望，只見四周的天台、外牆，處處仍是大大小小、各式各樣的僭建物，心裡頓覺烏雲蓋天。我回頭望向我的拍擋，大家面面相覷，一臉無奈，心裡暗嘆：「螳臂擋車，我們可以怎樣做？」

十年人事幾翻新，當年的我，今天已添了一點風霜。那時的措施，礙於人力資源關係，惟有頭痛醫頭、腳痛醫腳，打游擊地逐個處理。不過，今天有新政策、新資源、新目標、新路向、新架構、新標誌、新服務……，與過往截然不同。過去兩三年間，透過幾輪的大型清拆行動，一般市民已經開始明白「樓宇維修，業主有責」的道理，屋宇署亦建立了正面的形象，樓宇部有些同事更得到地區人士及市民的嘉許，可說是成功的開始。

未來的路，雖然並不易走，但我心裡卻充滿信心，因為我相信朝向「計劃清拆」的方向是走對的，前線的手足從此可以挺起胸膛，大踏步向前邁進，令這個歷史遺留下來及困惑我們多年的問題，終有機會得以解決。



It was a sunny afternoon. When I finished my duty, I walked along the streets and looked around: there were UBW here and there. I looked at my assistant and we felt so helpless.

In the past, the BD would only tackle UBW one at a time as resources were limited. Today, we have a new policy, new resources, new target, new mission, new organisation structure, new logo, new services... We have revised our enforcement policy and are implementing a large scale operation against UBW. I know the road ahead is not easy, but I am confident that we are on the right path. Sooner or later, we will resolve the long standing problem of urban decay.

當日的F組總結構工程師的心聲(節錄)

Translation from an extract of an article written by the then Chief Structural Engineer of Section F.

推動興建環保及創新樓宇 PROMOTING THE CONSTRUCTION OF GREEN AND INNOVATIVE BUILDINGS

在2001年，屋宇署、規劃署和地政總署聯合發出興建環保及創新樓宇的作業備考，使推動興建環保樓宇的工作，跨進一大步。

In 2001, the BD, the Planning Department and the Lands Department took the promotion of green and innovative buildings in Hong Kong a major step forward with the releasing of a Joint Practice Note.

2001

遮陽裝置
Sun Shading Device



空中花園
Sky Garden



露台
Balcony



工作平台
Utility Platform



2003

2003年，「沙士」爆發，香港經歷了困難的一年。屋宇署職員前往出現「沙士」爆發的淘大花園，檢查屋苑的排水系統。屋宇署亦於同年發出了排水系統的設計指引。

2003 was a difficult year with the outbreak of SARS. BD staff carried out inspection on the drainage systems at the Amoy Gardens, which had an outbreak of SARS. Guidelines on design of drainage system was also issued by BD in that year.



推廣妥善維修和接駁排水系統

Promoting proper maintenance and installation of the drainage system





2003年「沙士」爆發期間屋宇署人員進行檢查時使用的個人防護用具

Personal protective equipment for carrying out inspections during outbreak of SARS in 2003

全城清潔大行動 TEAM CLEAN

由於嚴重急性呼吸道症候群，俗稱「沙士」爆發，公眾十分關注樓宇的排水渠管的狀況。為了釋除公眾的疑慮，並確保能迅速處理引起衛生問題的個案，屋宇署對全港所有樓宇外部的排水管進行檢查，並採取「絕不容忍」的態度，要求業主糾正排水渠欠妥之處。屋宇署於2003年發出保養及維修排水系統及衛生設備指引。

The SARS outbreak raised much public concern about the conditions of drains and pipes in buildings. To allay concerns and to ensure prompt action be taken on insanitary cases, BD conducted a territory-wide inspection of the external drainage pipes of all buildings and adopted a 'zero tolerance' approach in requiring the owners to rectify the drainage defects. A guideline for the inspection and maintenance of internal pipes and sanitary fitments in residential buildings was promulgated in the same year.



屋宇署亦發出排水系統的設計指引

Guidelines on design of drainage system was also issued.



2004



鋁窗的設計和安裝指引 GUIDELINES ON THE PROPER USE AND MAINTENANCE OF ALUMINIUM WINDOWS

一名婦人在大除夕清潔鋁窗時不幸墮樓身亡，其後亦發生了一連串與使用鋁窗相關的意外，有見及此，屋宇署製備了上述指引，以供市民及業界參考。同時亦爭取市民的支持，希望透過強制驗窗計劃能長遠解決窗戶失修的安全問題。

A fatal incident happened on Chinese New Year's eve when a woman fell while cleaning the windows. Numerous incidents involving window failures prompted BD to issue some guidelines on the proper use and maintenance of aluminium windows and to seek community consensus to pursue mandatory inspection of windows to tackle window neglect problem in Hong Kong.

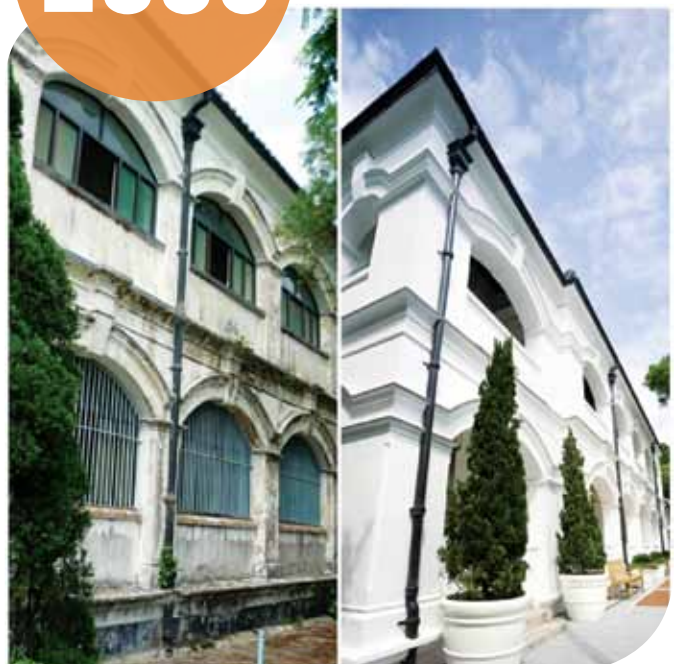
文物建築小組 HERITAGE UNIT

文物古蹟是一個地方的文化歷史碩果。屋宇署於2008年5月設立專責小組，就文物建築的活化再用和改動及加建工程如何遵從《建築物條例》的規定提供技術意見，並審批相關建築圖則的申請。

Heritage is the fruit of a place's culture and history.

Since May 2008, a dedicated team has been set up to offer technical advice on compliance with the Buildings Ordinance and to process building plan submissions involving adaptive re-use of and alteration and addition works to heritage buildings.

2008



2009



2000年成立的樓宇資訊中心

Setting up Building Information Centre in 2000



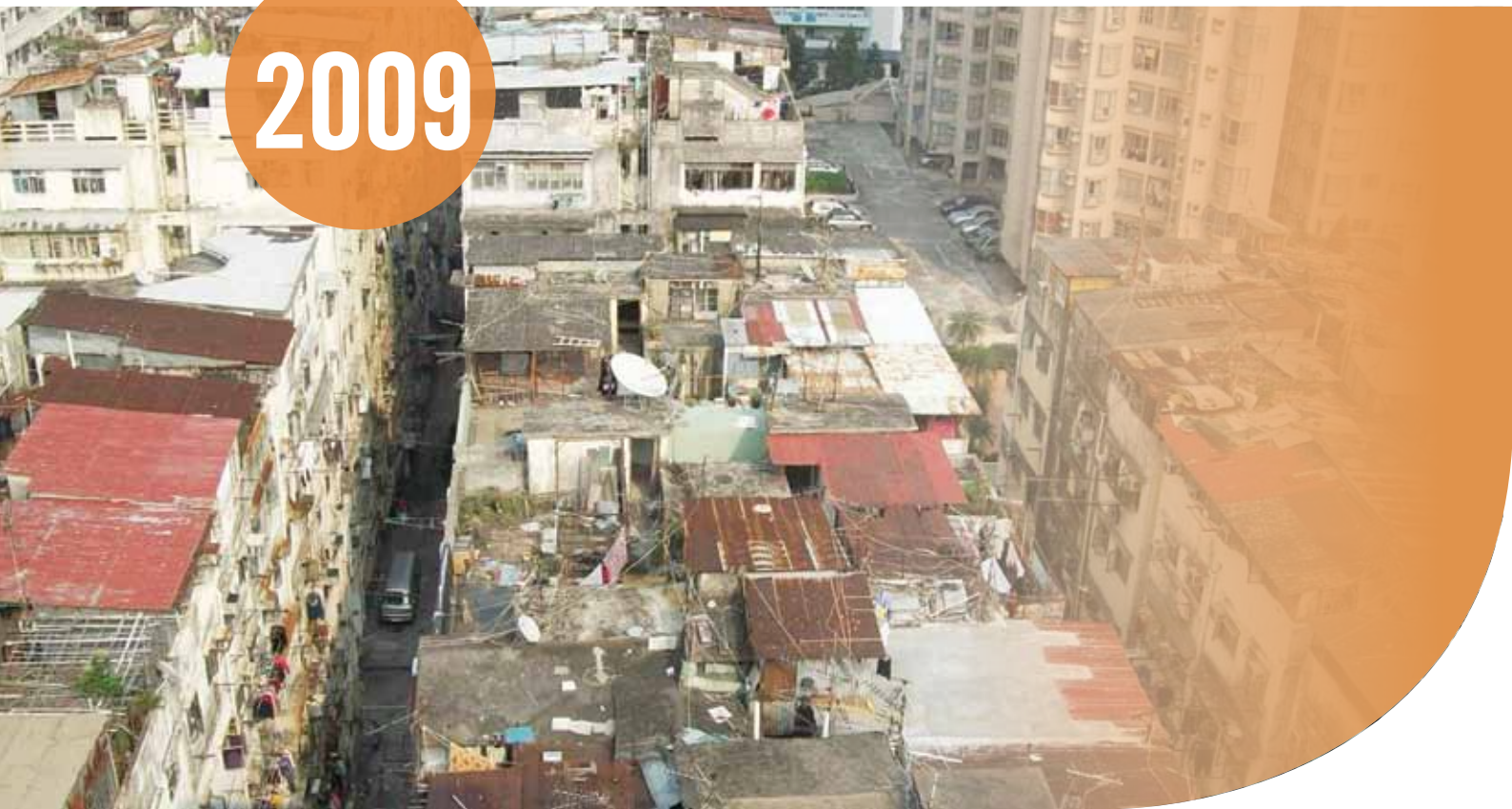
1998年的圖則檢索組
Plan Retrieval Unit in 1998

百樓圖網 BRAVO THE BRAVO SYSTEM

過往要檢索建築圖則，是以人手處理，並涉及多項工序。屋宇署於2001年推行試驗計劃，將800,000份油尖區的建築圖則和有關文件，以電子影象格式保存，並推行「樓宇記錄管理系統」，方便市民查閱圖則和文件。隨著計劃的成功，屋宇署把計劃推展至香港其他各區的私人樓宇記錄，讓市民可於樓宇資訊中心享用更便捷的服務。其後，屋宇署再將服務提升，於2009年推出「百樓圖網」，讓市民可透過互聯網 (<http://bravo.bd.gov.hk>) 查閱樓宇記錄/小型工程記錄及訂購副本，更可讓多個用戶同時檢索同一份樓宇記錄或小型工程記錄。

Previously retrieval of building plans was processed manually involving many tiers of handling. A pilot project of converting some 800,000 copies of building plans and related document of private buildings in Yau Tsim District and implementing a Building Records Management System was launched in 2001. Riding on the success of the pilot project, building records for all other districts in the territory were subsequently converted into electronic images. The on-line system provided an efficient and instant service to the public visiting the BD's Building Information Centre. As an on-going endeavour of the department to improve services to the public, the Building Records Access and Viewing On-line (BRAVO) system was launched in 2009. The BRAVO system enables the public to inspect and place order for copy of building/minor works records over the internet (<http://bravo.bd.gov.hk>). It also facilitates simultaneous access of the same building or minor works record by multiple users.

2009



樓宇天台、平台、天井 / 庭院及後巷的違例搭建物清拆行動

CLEARANCE OPERATION ON UNAUTHORISED ROOF STRUCTURES ENSEMBLE (COURSE)

2009年底，屋宇署展開全新的“樓宇天台、平台、天井 / 庭院及後巷的違例搭建物清拆行動”，拆除搭建於上述位置並構成安全威脅或環境滋擾的違例搭建物，以協助業主改善樓宇狀況。

To assist building owners to improve the conditions of their buildings by carrying out clearance of UBW on rooftops, flat roofs, yards and lanes constituting safety hazard or environmental nuisance, a new operation “COURSE” was launched in late 2009.

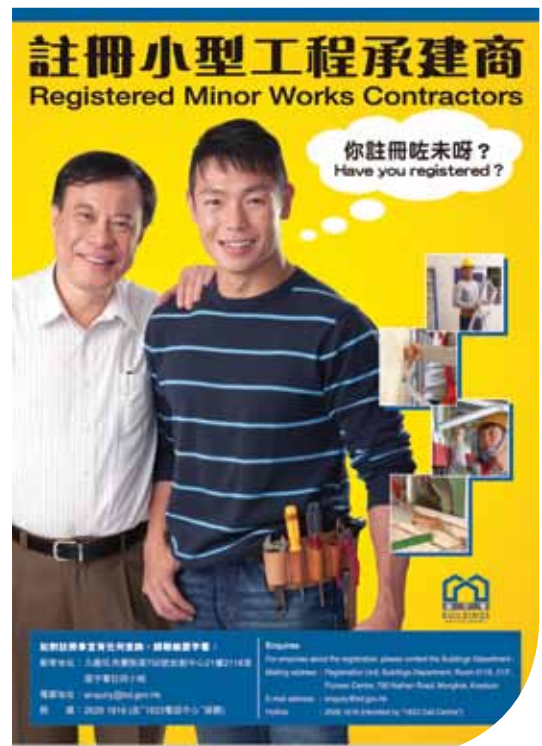


2010

訂立小型工程監管制度 INTRODUCTION OF THE MINOR WORKS CONTROL SYSTEM

小型工程承建商註冊事宜於2009年12月31日展開，以配合小型工程監管制度於2010年12月31日全面實施。該制度讓市民可循簡化的規定，在私人樓宇合法及安全地進行小型工程，從而提升香港樓宇的安全。小型工程按其規模、複雜程度和安全風險，分為三個級別。

The registration of minor works contractors was commenced on 31 December 2009 to prepare for the Minor Works Control System which was fully implemented on 31 December 2010. The system enables members of the public to carry out minor works in private buildings lawfully and safely through simplified requirements. The minor works are classified into three classes according to their scale, complexity and risk to safety.



2010

2010年1月29日
馬頭圍道塌樓
事件

Collapse of the
building at Ma
Tau Wai Road on
29 January 2010



綜合方式處理香港樓宇老化問題 AN INTEGRATED APPROACH TO TACKLE AGING BUILDING STOCK IN HONG KONG

2010年1月29日發生的馬頭圍道樓宇倒塌慘劇提醒我們，整個社會必須同心協力，進一步加強樓宇安全的工作。為可持續地解決樓宇失修的問題，我們充分利用資源，並與參與處理樓宇管理和保養的各持份者合力發揮最佳的協同效應。我們採取多管齊下的手法，涵蓋以下四個主要的範疇：

- (a) 立法引進小型工程監管制度、強制驗樓計劃及強制驗窗計劃，提供現代化的法定樓宇監管制度；
- (b) 展開特別行動，加強執法；
- (c) 向業主提供技術及財政支援、對不合作的業主施加罰則；以及
- (d) 透過宣傳及公眾教育活動，強調業主的責任和適時維修的好處。



立法
Legislation



宣傳及公眾
教育

Publicity and
public education



The tragic building collapse incident at Ma Tau Wai Road on 29 January 2010 reminded us that the whole community need to enhance our concerted efforts towards building safety. To tackle the problem of building neglect in a sustainable manner, we optimized the available resources and maximized synergy amongst various stakeholders involved in building management and maintenance. The approach was multipronged, covering the following four major areas:

- (a) legislation to modernise the building control regime by introducing the Minor Works Control System and the Mandatory Building and Window Inspection Schemes;
- (b) enhanced enforcement efforts through special operations;
- (c) provision of technical and financial assistance and support to owners and imposing appropriate penalties on unco-operative owners; and
- (d) putting emphasis on owners' responsibility and merits of timely maintenance through publicity and public education programmes.

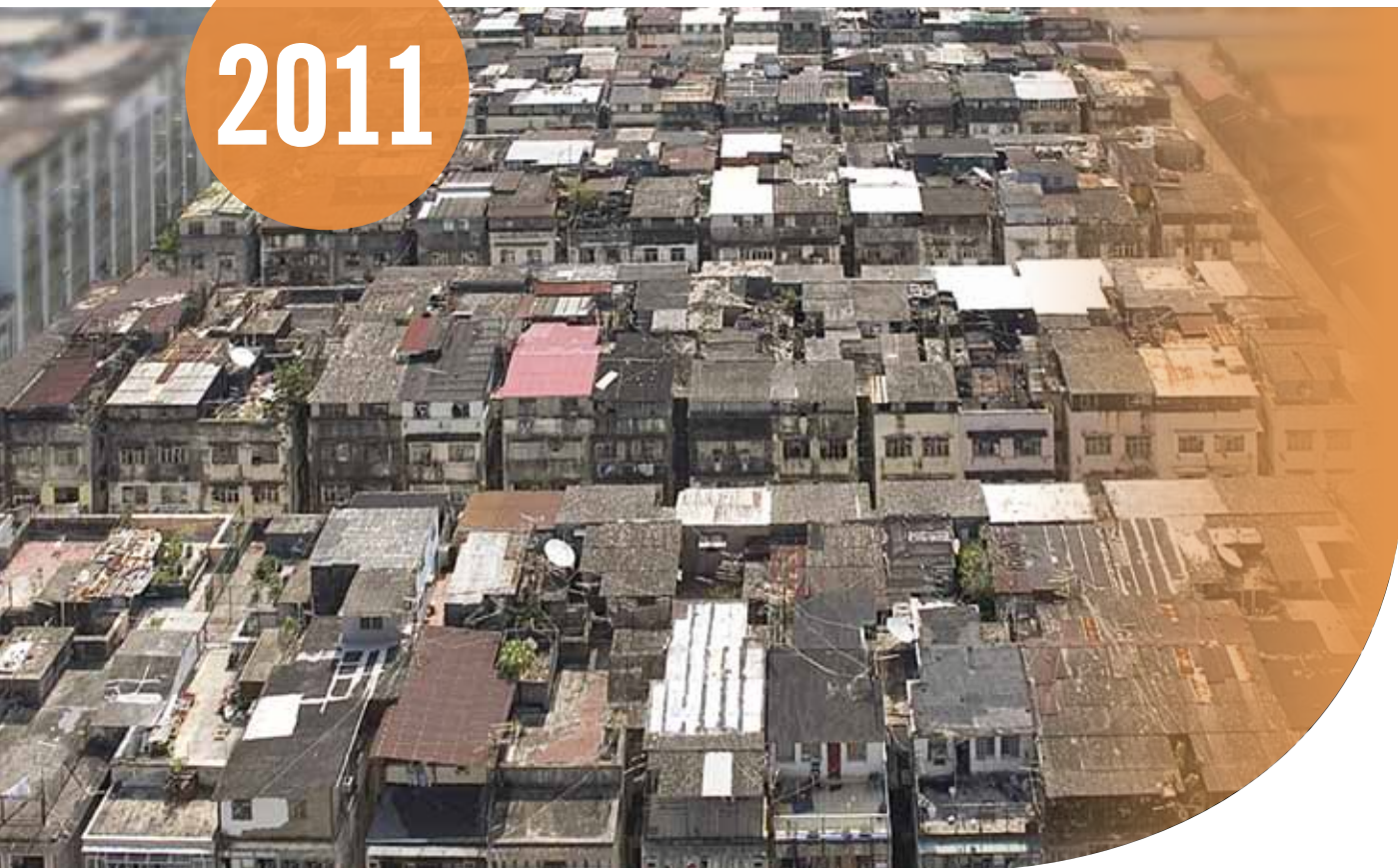


協助業主
Assistance to
owners



執法
Enforcement

2011



修訂僭建物的執法政策 REVISED UBW ENFORCEMENT POLICY

屋宇署修訂僭建物的執法政策，由2011年4月1日起擴大須優先取締僭建物的涵蓋範圍，把位於天台、平台、天井及後巷的僭建物，無論它們對公眾安全構成多少風險或是否新建，一律包括在內。屋宇署會按序向有關業主發出法定命令，着令清拆僭建物。

On 1 April 2011, the BD revised its enforcement policy against UBW by extending the coverage of actionable UBW to include UBW on rooftops and podiums as well as those in yards and lanes of buildings, irrespective of their risk to public safety or whether they are newly constructed. Under the new enforcement policy, the BD will issue statutory orders to the owners concerned requiring the removal of such UBW according to their priority.



針對違例分間單位的執法行動 ENFORCEMENT ACTIONS AGAINST UNAUTHORISED SUB-DIVISION OF FLATS

屋宇署在2011年4月開始針對與樓宇分間單位相關的違例建築工程進行一項大規模執法行動。其後屋宇署調配更多資源優先處理分間單位內影響逃生及樓宇結構安全的違例建築工程。

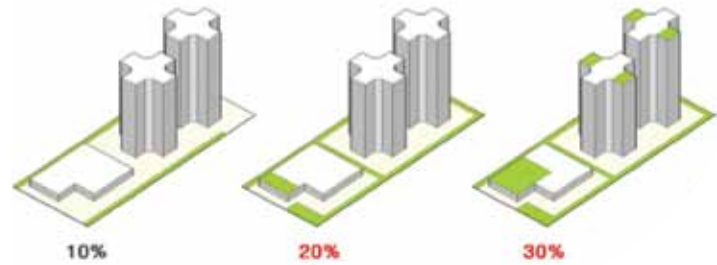
A large scale operation was launched in April 2011 to tackle the problem of unauthorised building works associated with sub-division of flats. Since then, the BD has committed more and more resources to tackle such UBW which affected fire and/or structural safety of buildings.



分間單位的一般環境
General views of sub-
divided units



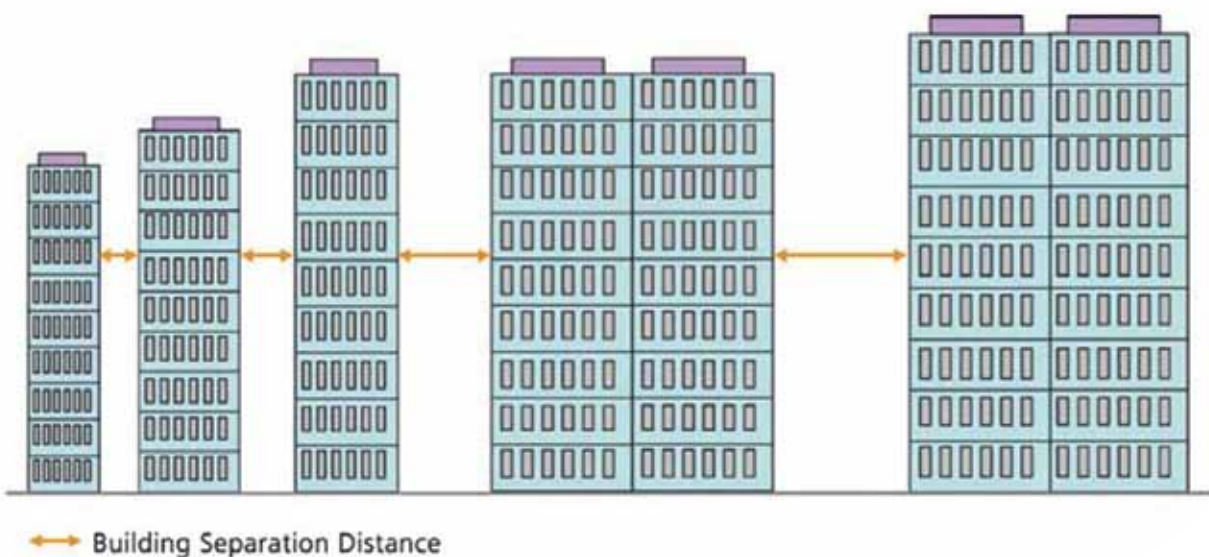
2011



可持續建築設計指引 SUSTAINABLE BUILDING DESIGN GUIDELINES

2011年，屋宇署推出新的總樓面面積寬免措施，並制訂了有關樓宇間距、樓宇向後退入及綠化覆蓋率的《可持續建築設計指引》。

In 2011, we promulgated the new gross floor area (GFA) concessions policy and the Sustainable Building Design (SBD) Guidelines on building separation, building setback and site coverage of greenery.



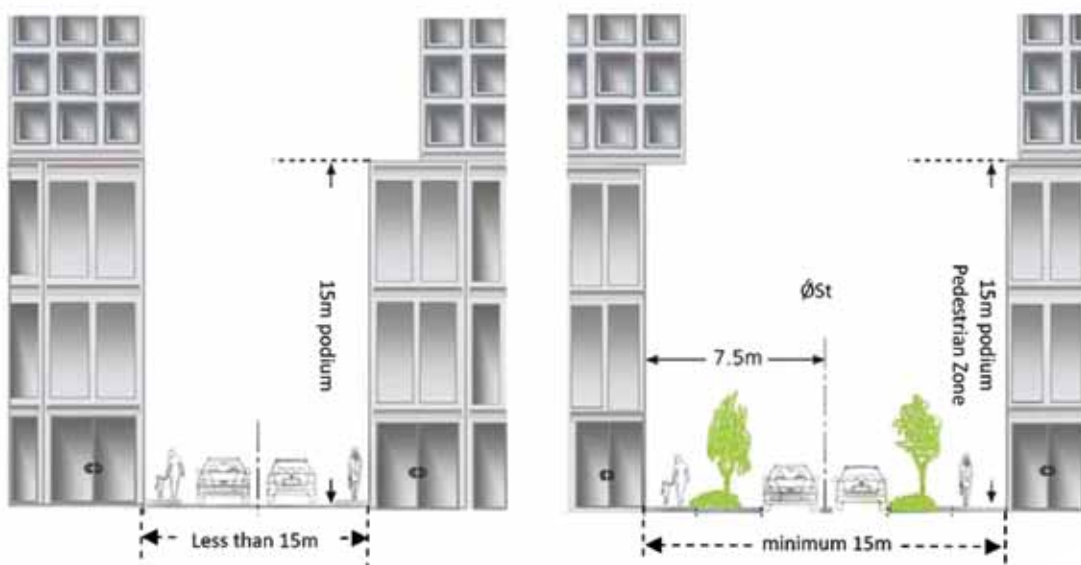


綠化覆蓋率
Site Coverage of
Greenery

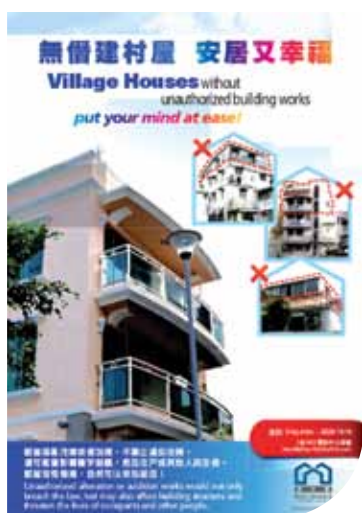
如擬就發展項目中的某些環保/ 適意設施及非強制性/ 非必要機房及設備申請總樓面面積寬免，發展商除須遵從總樓面面積寬免整體上限的規定和《可持續建築設計指引》外，還須為所有新建築物進行“BEAM Plus” 環保建築認證評估。

In addition to the requirement for compliance with the overall cap on GFA concessions and the SBD Guidelines, all new buildings are required to undergo the BEAM Plus green building rating assessment if developers wish to apply for GFA concessions for certain green/ amenity features and non-mandatory/ non-essential plant rooms and services.

樓宇向後退入
Building Setback



2012



成立村屋組 SETTING UP OF THE VILLAGE HOUSES SECTION

回想起當初接到通知，要到一個新崗位去建立一個新小組，心裏有些點憂慮，再得知這個小組專責處理新界村屋的僭建問題，心裏更是戚戚然！在小組成立初期，我們幾乎每天都在不同場合聽到村民對此政策的強烈回響。幸好，經過一年多的努力，我們以耐性及汗水換來有目共睹的成績。我知道要推行這些新政策，必須多與村民直接對話及溝通，以增加互信，從而達到雙贏的局面。

告訴大家一個小秘密：因為這個挑戰實在太大，在接任的第一個月，我曾到訪不同廟宇，祈求一切順利。

我在這裏衷心多謝村屋組上下人員。轉眼間，村屋組已經成立了一年多，開納的檔案已超過8,000個，發出了370張清拆令。村屋僭建物申報計劃的申報限期於2012年12月31日完結，村屋組共收到超過18,000份申報表，當中涉及超過30,000個僭建物。這個得來



屋宇署在2012年4月成立村屋組，處理鄉郊地區村屋的違例建築工程。

The Village Houses Section was set up in April 2012 to tackle UBW in the village houses in rural areas.

不易的成果，為村屋組日後的發展建立了穩固的基礎。村屋組會繼續以務實的態度執行有關政策，並會因應實際情況，制定適當的行動規模和範圍。

村長（總主任/ 村屋組）的話（節錄）

I knew it would be a daunting task to start a new section to tackle UBW in village houses. At the beginning, we received a lot of strongly worded feedbacks from owners against our new enforcement policy on UBW in village houses. Luckily, after a year of toil and sweat, we have gradually built up trust with the village house owners. I know that only through effective dialogue with the owners, can we find a win-win solution to tackle the problems we all face.

I would like to thank all my team-mates in the Village Houses Section. With their dedications, we have processed over 8,000 case files, issued over 370 removal orders and handled over 18,000 reports involving over 30,000 UBW. We would continue our effort and take a pragmatic approach to implement the enforcement policy against UBW in village houses.

(Translation from an extract of an article written by the Chief Officer/ Village Houses).



2012

成立強制驗樓組 SETTING UP OF MANDATORY BUILDING INSPECTION SECTION

強制驗樓計劃和強制驗窗計劃在2012年6月開始全面實施。

強制驗樓計劃及強制驗窗計劃，是由早期擬議的樓宇預防性維修計劃經長時間逐漸演變而成，我們相信，在社會及各持份者的支持下，有關計劃定有助解決長久以來樓宇失修的問題。

Full implementation of the Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme (MWIS) was commenced in June 2012.

Evolved from earlier suggested schemes, such as the Preventive Maintenance of Buildings Scheme, the introduction of the MBIS and MWIS had taken a long journey through time. We firmly believe that with the support from the community and various key stakeholders, these schemes will help us resolve the long standing problem of building neglect in Hong Kong.



2013



違例招牌檢核計劃 VALIDATION SCHEME FOR UNAUTHORISED SIGNBOARDS

考慮到大部分現存的違例招牌現正由商戶使用，以及它們在促進本地的商業活動和香港的繁榮方面有一定的存在價值，因此政府採用了務實的方式處理違例招牌問題。為了確保現存違例招牌的安全，屋宇署於2013年9月起實施「違例招牌檢核計劃」。現存招牌經註冊建築專業人士及/或註冊承建商進行檢查、進行需要的鞏固工程及向屋宇署核證其結構安全後，可以繼續保留使用。

Taking into consideration that many of the existing unauthorised signboards in Hong Kong are in active use for business operations and their existence carries notable value for sustaining local commercial activities and contributing to Hong Kong's prosperity, the government sought to rationalize the issue of unauthorised signboards in a pragmatic way. To enhance the safety of the existing unauthorised signboards, the "Validation Scheme for Unauthorised Signboards" was launched in September 2013. Under the scheme, certain existing unauthorised signboards may be retained for continued use after inspection, strengthening (if required) and certification of their structural safety by building professionals and/ or registered contractors to the BD.

違例招牌檢核計劃
妥善檢測 確保公眾安全

9月2日 全面實施

5年有效期內妥善保養

招牌與人士的相關資訊



過去20年，屋宇署清拆超過400,000個在12,000私人建築物的違例構築物，各項大規模清拆行動包括：

- 滾石行動；
- 風火輪行動；
- 清拆違例建築物的特別行動；
- 樓宇維修統籌計劃；
- 行人專用區內的違例玻璃嵌板外牆、大型招牌及電視顯示屏清拆行動；
- 高齡樓宇計劃維修行動；
- 勘測及修葺樓齡30年以下樓宇的大規模行動；
- 樓宇天台、平台、天井/ 庭院及後巷的違例搭建物清拆行動。

A series of large scale operations (LSO) was carried out in the past 20 years covering over 12,000 private buildings and over 400,000 UBW were removed. They operate under different names:


- Operation Rolling Stone;
- Operation Catherine Wheel;
- Blitz UBW Clearance (BUC);
- Coordinated Maintenance of Buildings Scheme (CMBS);
- Clearance Operation of UBW in buildings along Pedestrian Streets (COUPS);
- Programmed Repair of Old Buildings Scheme (PROBS);
- Repair or Investigation of Buildings, for Enhancement, with Age Under Thirty Years (REIN-BEAUTY);
- Clearance Operation on Unauthorised Roof Structures Ensemble (COURSE)





我們的
今與昔

OUR PAST AND PRESENT



屋宇署的演變
The evolution of BD

- ➔ 不同的架構
Changes in Organisation
- ➔ 不同的工作模式
Changes in the processes
- ➔ 廿載情不變
Unchanging passions



旺角始創中心 — 總部
Pioneer Centre, Mong Kok -
Headquarters

- 拓展部
New Buildings Divisions
- 樓宇部
Existing Buildings Divisions
- 技術事務組
Technical Services Section
- 樓宇資訊中心
Building Information Centre
- 部門行政組
Departmental Administration
Section
- 法律事務組
Legal Services Section

由花園道到花園街，
及後...

From Garden Road to
Fa Yuen Street ...



旺角亞皆老街113號
113 Argyle Street, Mong
Kok

- D組及E組 Sections D & E
- 村屋組
Village Houses Section



旺角周大福商業中心
Chow Tai Fook Centre,
Mong Kok

- 防火規格組
Fire Safety Section

我們的
故事
Our story



觀塘道觀點中心
410 Kwun Tong Road ,
Kwun Tong

- 斜坡安全組
Slope Safety Section



觀塘創紀之城二
the Millennium City II ,
Kwun Tong

- 地盤監察組
Site Monitoring Section



旺角政府合署
Mongkok Government
office

- 註冊小組 Registration Unit



葵芳新都會廣場
Metroplaza, Kwai Fong

- 強制驗樓部
Mandatory Building
Inspection Division



觀塘Landmark East
友邦九龍大樓
AIA Kowloon Tower,
Landmark East , Kwun Tong

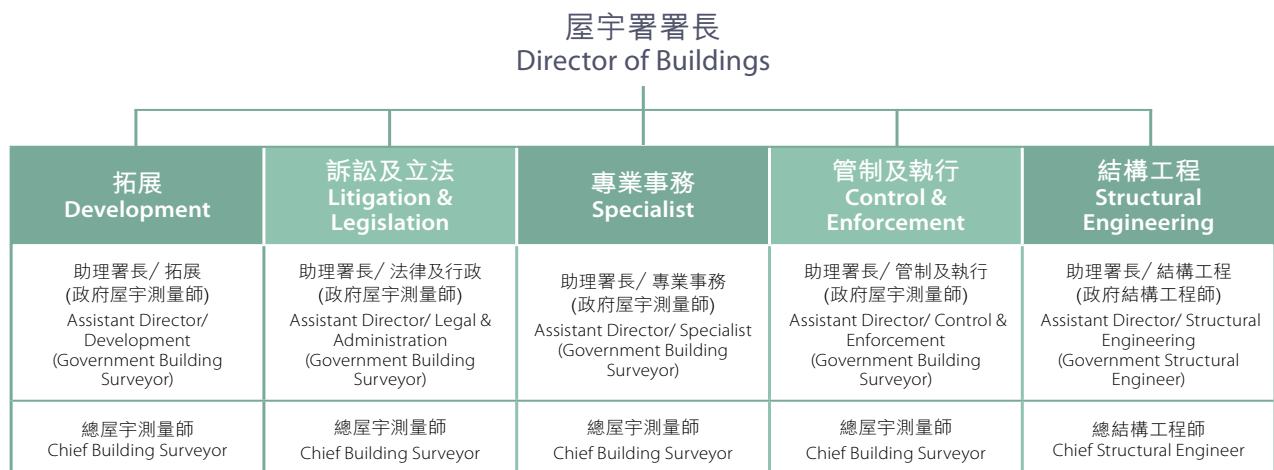
- 小型工程及招牌監管組
Minor Works and Signboard
Control Section

不同年代的屋宇署組織架構圖

PAST ORGANISATION CHARTS

首長級人員架構圖 (1993年8月1日)

BUILDINGS DEPARTMENT DIRECTORATE STRUCTURE AS AT 1.8.1993



屋宇署在1993年成立時，大致沿用前身建築物條例執行處的組織架構，設立五個部，分別為拓展部、訴訟及立法部、專業事務部、管制及執行部以及結構工程部；當時員工總數為632人。屋宇署在2000年進行改組，改組後仍然分為五個部，包括兩個拓展部、兩個樓宇部，以及一個支援部。屋宇創新小組亦於同年成立，帶頭推廣環保樓宇的概念。

When the Buildings Department was first set up in 1993, there were 5 divisions, namely the Development; Litigation & Legislation; Specialist; Control & Enforcement; and Structural Engineering Division. The set up was more or less inherited from the previous Buildings Ordinance Office. The total number of staff was 632. The Buildings Department was reorganised in 2000. There were also five divisions, namely two New Buildings Divisions (NBD), two Existing Buildings Divisions (EBD) and a Support Division. Building Innovation Unit was set up to spearhead the promotion of environmentally friendly buildings.



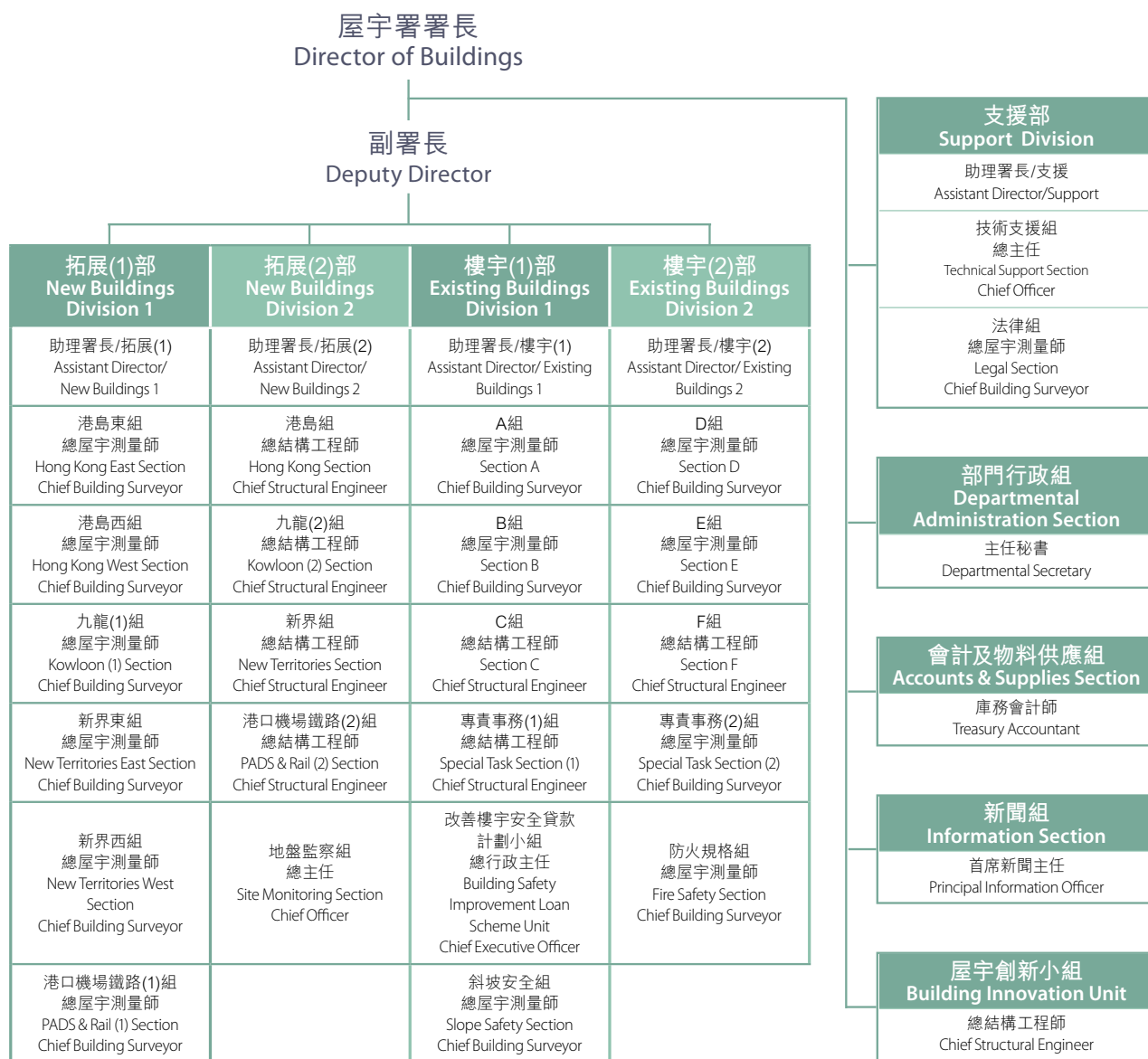
屋宇署前身建築物條例執行處人員於一九九二年的大合照
Our staff of the then Buildings Ordinance Office in 1992



1992年專業事務部人員於香港公園的大合照
Our staff of the then Specialist Division in 1992, Hong Kong Park

首長級人員架構圖 (2000年7月3日)

BUILDINGS DEPARTMENT DIRECTORATE STRUCTURE AS AT 3.7.2000



當年的專業事務部人員

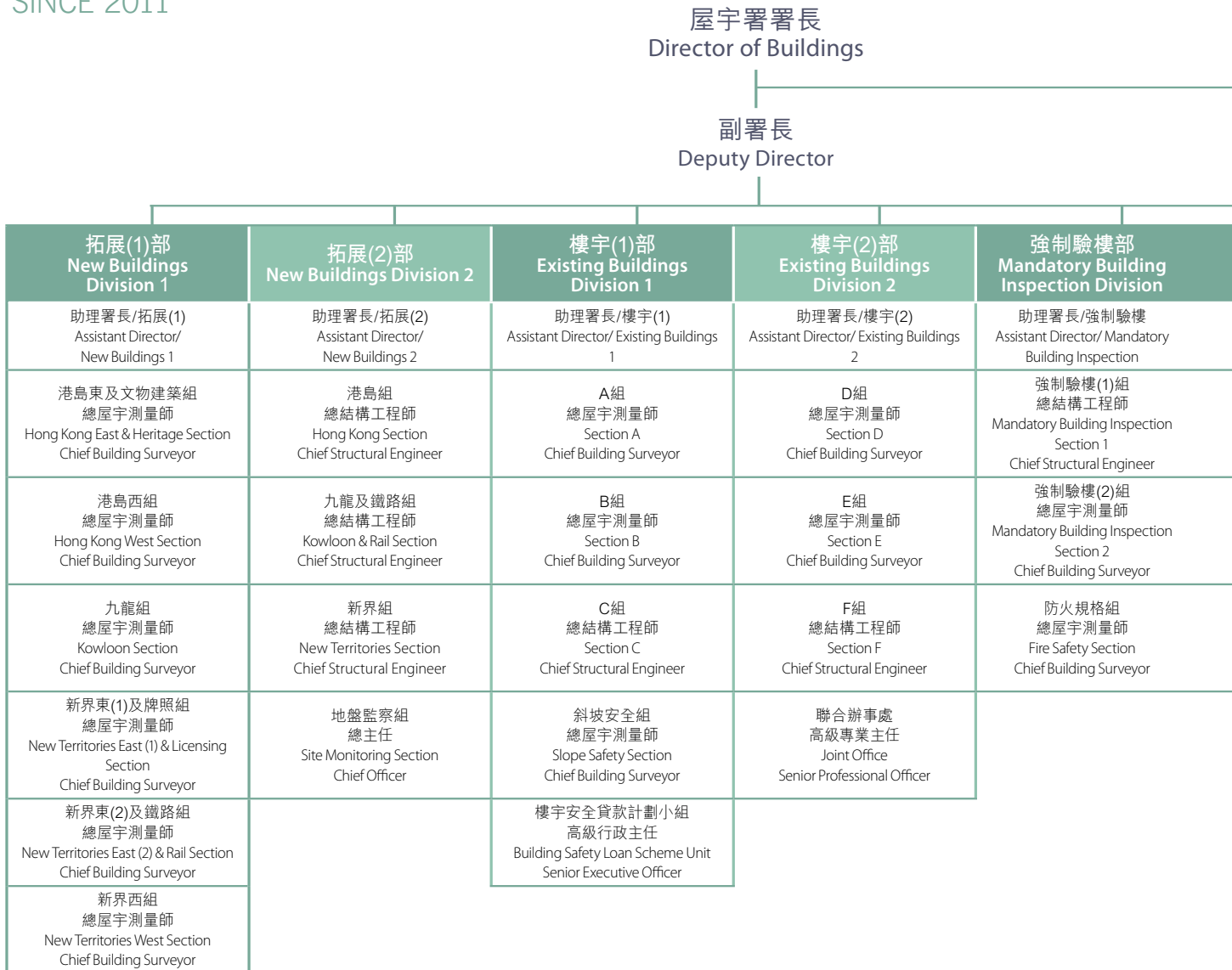
Staff of the then Specialist Division

現在的組織大綱圖

PRESENT ORGANISATION CHART

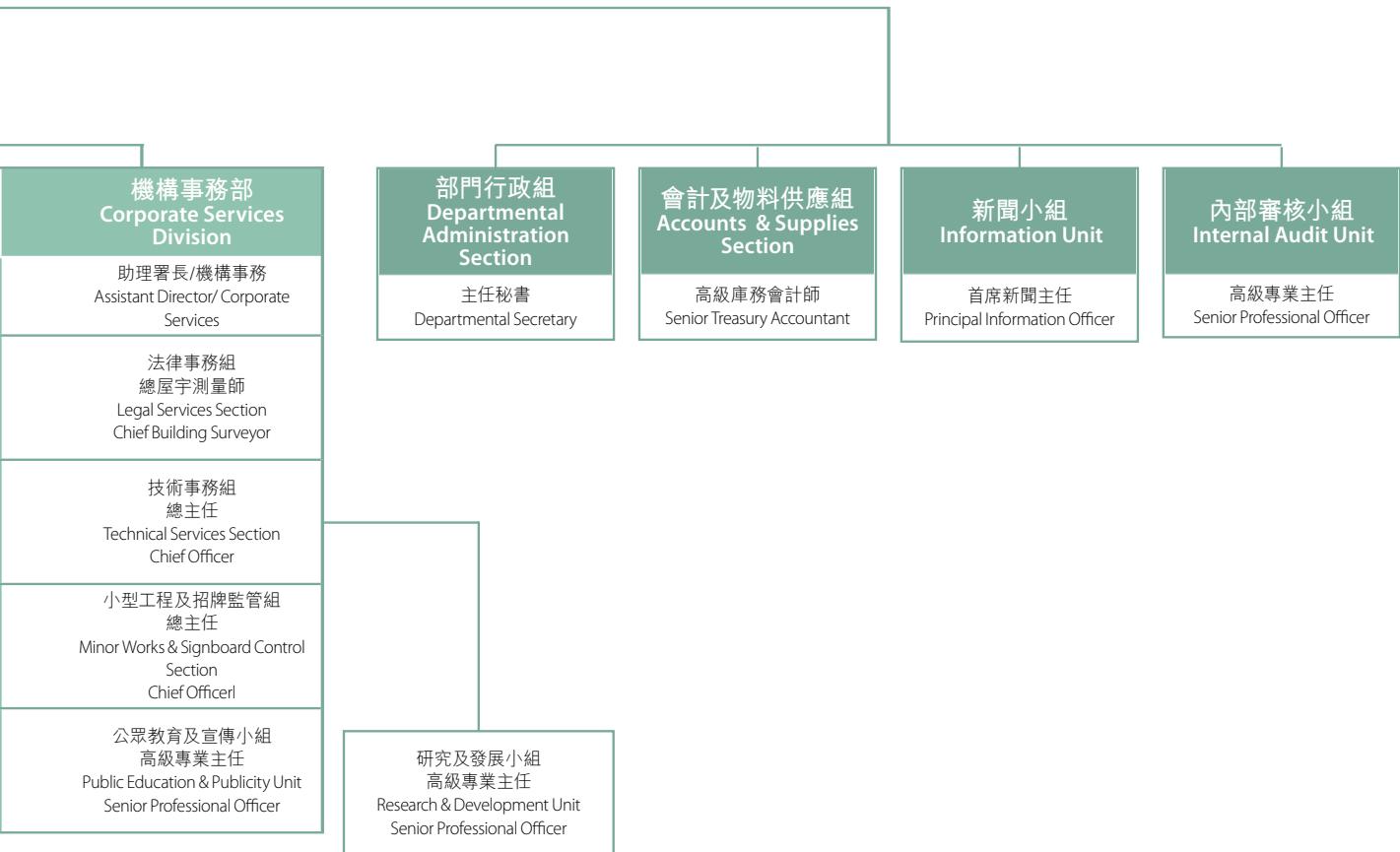
由2011年起

SINCE 2011



屋宇署於2011年再次重整架構，將以往的技术支援部擴展成為機構事務部，並於其下增設小型工程及招牌監管組。另外亦增設新的強制驗樓部、研究及發展小組以及公眾教育及宣傳小組。總共有1,684名員工，其中500人為非公務員合約僱員。

The BD was re-organised again in 2011. The previous Support Division was expanded to become the Corporate Services Division under which a new Minor Works and Signboard Control Section was set up. In addition, a new Mandatory Building Inspection Division, a Research & Development Unit and a Public Education and Publicity Unit were set up. The total number of staff was 1,684 of which about 500 were non-civil service contract staff.



本署員工2013年慶祝龍舟比賽獲佳績
Celebrating a successful dragon boat race in 2013



本署員工2013年7月出席"樓宇安全靠大家"漫畫創作比賽頒獎禮
BD colleagues at the award presentation ceremony of the Comic Drawing Competition, July 2013



YOUR REF 來函編號:
OUR REF 本署編號:
FAX 圖文傳真:
TEL 電話:
www.bd.gov.hk

URGENT

屋宇署
BUILDINGS DEPARTMENT

CONSENT GRANTED

NOTICE WITHDRAWN

NOT FOR SALE
Complimentary copy

BD LIBRARY

BDIS

LDC

SBS/Lic / Reg.

NOTICE COMPLIED WITH

CONSENT GRANTED

BCIS Updated Date

RECEIVED - 4 OCT 2013 B.D. (R&D)

Scanned

人手處理對比電腦化 MANUAL VS DIGITAL

屋宇署的局部區域網絡於1996年開發，當時有4個檔案伺服器連接240個工作站，提供電郵設施及數據分享。今日這個網絡系統已發展成一個擁有140個檔案伺服器連接超過2,000個工作站的系統，支援不同的行政系統，包括：

- 於1998年推出的樓宇發展資訊系統，負責管理就新樓宇發展項目所呈交的文件；
- 於2002年推出的樓宇狀況資訊系統，記錄收到的舉報及本署向現存樓宇採取的執法行動；
- 於2003年推出的樓宇記錄電子搜查系統，可供屋宇署人員在自己的工作站閱覽及編印樓宇記錄；
- 於2004年推出的地理資訊系統，利用地理信息系統科技提供建築物方塊的資料，以及讓不同部門分享資訊；
- 於2004年推出的部門資訊入門系統，提供了單一登入平台，讓屋宇署人員使用電子放取假期申請、訓練申請等服務；
- 於2007年推出的地盤監督資訊系統支援地盤監察組的日常工作；
- 於2010年推出的小型工程管理系统，處理就小型工程所呈交的文件，以及訂明建築專業人員及訂明註冊承建商的註冊事宜；以及
- 於2012年推出的招牌管理資料系統，旨在用以處理就檢核違例招牌所呈交的文件，及記錄現存樓宇有關招牌的主要資料。

每個地段的发展記錄會記錄在BC檔案及索引卡內，並由事務室保管。

Information about building developments are recorded in the BC file and on index cards kept by the Registry.

人手處理
MANUAL



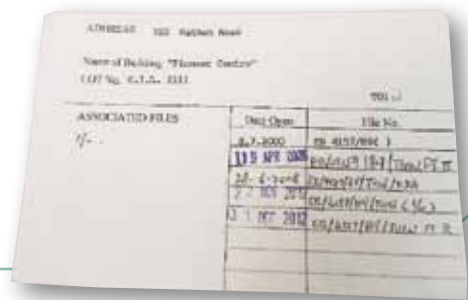
存放於活動式檔案架的BC檔案
BC files kept in mobile racks



存放於鐵櫃的索引卡
Index cards kept in steel drawers



BC檔案樣本
Our treasured records – BC files



索引卡樣本
Sample of an index card

電腦化 DIGITAL

測量圖收集了全港所有樓宇的重要資料

Survey plans capture essential information of all private buildings in Hong Kong



始創中心伺服器室一角

A view of server room in Pioneer Centre



每一套資訊科技系統都有本身的伺服器羣組

Every IT system has its own server group



由於現時可透過屋宇署地理資訊系統取得有關資料，因此測量圖無須再予更新。

Survey plans are no longer updated as information are now available from the BDGIS

The BD's local area network (BD LAN) was developed in 1996 with four file servers connecting 240 workstations for email facilities and data sharing. Now it is a network system with 140 servers connecting over 2,000 workstations. The BD LAN supports various administrative systems including :

- Building Development Information System (BDIS) implemented in 1998 which manages submissions on new building developments;
- Building Condition Information System (BCIS) implemented in 2002 which records the reports received and our enforcement actions in existing buildings;
- Building Records e-Search System (BRoS) implemented in 2003 which allows BD staff to view and print building records from their workstations;
- Geographical Information System (BDGIS) implemented in 2004 which makes use of GIS technology to provide information of building polygons and to share information among different departments;
- Departmental Portal implemented in 2004 which provides a single sign-on platform for BD staff to access various services such as e-Leave, training application, etc;
- Site Monitoring Information system (SMIS) implemented in 2007 which supports operations of the Site Monitoring Section; and
- Minor Works Management System (MWMS) implemented in 2010 which processes minor works submissions and registrations of prescribed building professionals and prescribed registered contractors.
- Signboard Management Module (SMM) implemented in 2012 is used for processing validation submissions for unauthorised signboards and recording key information of signboards on existing buildings.

規劃與審閱圖則 PLANNING AND APPROVAL

屋宇署會審閱建築圖則，以確定圖則符合《建築物條例》及其附屬規例在多方面的規定。本港建築物的規模日趨龐大和複雜，為了配合現代需要和建築技術的發展，建築標準和要求均須提高，向屋宇署呈交的建築圖則和文件因而大增。

Building plans submissions are checked for compliance with the Buildings Ordinance and Regulations covering diverse matters. As our buildings become bigger and more complex, and our building standards and requirements are improved to meet modern needs and advancement in building technologies, the volume of building plan submissions has increased substantially.



上世紀九十年代的審批文件工作
Scrutiny of submission in the 90s'



這是一份呈交屋宇署的建築圖則
A building plan submission to BD



這是一份呈交屋宇署的結構圖則連結構計算資料
A submission of structural plan and structural calculations to BD

今天... NOWADAYS....

審批圖則的工作包括巡查地盤。在項目發展過程中，我們會在不同階段到地盤巡查以確保地盤安全，並進行查核和測量工作，以保障工程質素。

The scrutiny of plans also includes visits to the sites. Throughout the development process, we visit the site at various stages to ensure site safety and conduct audit checks and measurements to ensure quality of works.



上世紀九十年代，執行全面地盤巡查的人員在建築地盤進行測量。

Conducting comprehensive inspection in the 90s' and taking measurements of building during construction

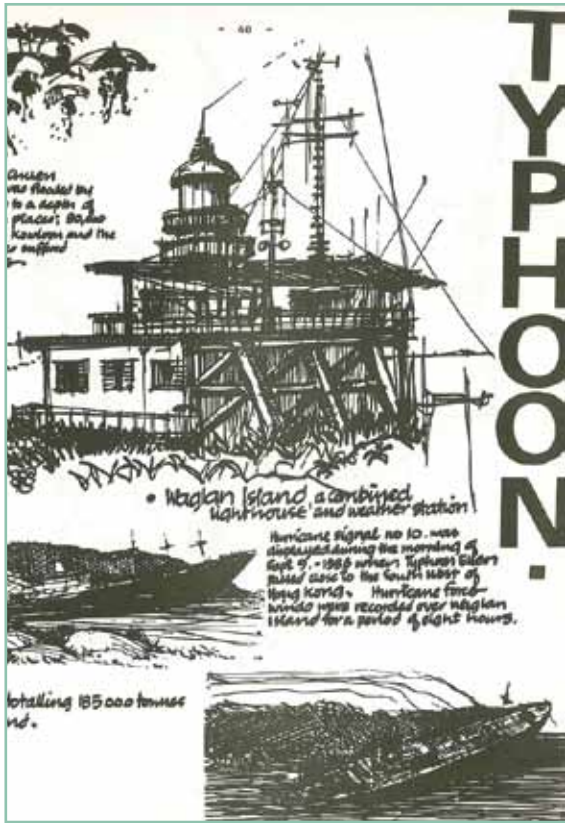


今天，執行全面地盤巡查的人員使用雷射測距儀協助進行測量。

Conducting comprehensive inspection nowadays with the help of laser distance meter for measurements

24小時緊急服務

24-HOURS EMERGENCY SERVICE



為處理有關私人樓宇及斜坡安全的緊急事故，屋宇署每日24小時均有專業同事輪班當值。

BD officers are on duty round-the-clock in shift to deal with emergencies relating to safety of private buildings and slopes.



1403
Buildings Department
Emergency Control Centre
屋宇署
緊急事故控制中心

屋宇署承建商正在拆除危險招牌

Removal of dangerous signboard by BD contractor

緊急事故控制中心 EMERGENCY CONTROL CENTRE

在天文台發出8號熱帶氣旋警告信號或出現持續暴雨及其他重大緊急事故時，本署會啟動緊急事故控制中心，就涉及危險建築物、斜坡、棚架及招牌的事故，迅速統籌各項專業服務。

The Emergency Control Centre is activated upon the hoisting of Tropical Cyclone Warning Signal No. 8, at times of very severe and prolonged rainfall or other major emergencies. The centre coordinates expeditious professional services on dangerous buildings, hillsides, scaffolding and signboards.



緊急事故控制中心在裝修前的舊貌

Our emergency control centre before renovation



2013年裝修後的緊急事故控制中心

Our Emergency Control Centre after renovation in 2013

作業守則今與昔

CODES OF PRACTICE PAST AND PRESENT





廿載情不變

OUR UNCHANGING PASSIONS



關懷和熱誠

Caring & Enthusiastic



屋宇署義工隊及「屋宇之聲」合唱團

BD VOLUNTEER TEAM AND THE OASIS SINGERS

任職於屋宇署讓我們有機會接觸各行各業的人士。有不少同事加入了屋宇署的義工隊，在工餘時間繼續服務一些弱勢社群和有需要人士。自2003年成立至今，義工隊由只有約十名成員發展至現時有近200名成員，所服務的機構約有十五個，與部份機構合作更超過十年。除了義工隊外，屋宇署更在2009年成立了由署長區載佳先生擔任名譽主席的「屋宇之聲」合唱團，現有成員約五十名。義工隊及合唱團經常參與義務工作及演出，為本港不同階層人士帶來歡欣與和諧；活動包括探訪老人中心、特殊學校及志願機構。

Working in the BD gives us the opportunities to meet people from all walks of life. After work, many colleagues join the BD Volunteer Team to continue serving those who are less fortunate or in need. Since its set up in 2003, the BD Volunteer Team has grown from about 10 members to nearly 200 members serving 15 organisations and some of these organisations have been working with us for over 10 years.

Apart from the BD Volunteer Team, the Oasis Singers was set up in 2009 under the patron of our Director, Mr AU Choi-kai. We perform regularly in different venues to bring joy and harmony to different sectors of our community.



屋宇署員工康樂會 BD STAFF RECREATIONAL CLUB

是啊，屋宇署的員工早年便已參與龍舟競賽。這項運動講求耐力和堅毅，更要配合我們拿手炮製的熱鬧氣氛。如此樂趣無窮的比賽，誰會計較勝負。特此記錄，我隊在2013年的賽事中並未居於榜末。康樂會舉辦的活動還有各項內部及跨部門的運動比賽及遊船河等，讓各員工培養健康生活態度的同時亦可結識新朋友。

Yes, staff of the BD has been dragon boating since the early days. It is a sport that demands stamina, perseverance and a lot of noise—all of which we possess. There is so much fun no one seems to mind about the results. For record purpose, we DID not come last in Year 2013. Other activities organised by the Club include various internal and inter-departmental competitions, cruise party etc. These activities help us lead a healthier lifestyle and meet new friends both within and outside the department.



活力與強健
Energetic &
Muscular



認同 Recognition

在過往的日子我們努力不懈服務市民，並不斷推動優化香港的建築環境。我們的努力不時會得到市民的讚賞甚至獲得獎項，例如我們最近獲得下列公務員優質服務獎勵計劃的獎項:-

1. 於2011年憑「百樓圖網」獲得部門精進服務獎(大部門組別) 的優異獎;另外亦憑巡查50年以上樓齡樓宇工作項目獲得隊伍獎(危機/突發事件支援服務) 的優異獎。
2. 於2013年憑小型工程監管制度獲得隊伍獎(監管/執行服務) 的銀獎;另外亦憑小型工程監管制度及可持續建築設計指引獲得部門精進服務獎(大部門組別)的優異獎。




Over the years, we have continued to strive our best endeavours to serve the public and in promoting a quality built environment for Hong Kong. We treasure every note of thanks that we receive from members of the public as they are the best reward for a job that has been done well. On occasions, we have won awards such as the Civil Service Outstanding Service Awards with the recent ones being:-

1. Meritorious Award under the Departmental Service Enhancement Award (Large Department Category) for the "Buildings Department-BRAVO System" and a Meritorious Award under the Crisis/Incident Support Service Team Award for our work on the "Territory-wide Inspection of Buildings aged 50 or above" in 2011;
2. Meritorious Award under the Departmental Service Enhancement Award (Large Departmental Category) for the Minor Works Control System and the Sustainable Building Design Guidelines and the Silver Prize Under the Team Award (Regulatory/Enforcement Service) for the Minor Works Control System in 2013.



我們的
伙伴

OUR
PARTNERS



註冊建築專業人士及註冊承建商
Registered building professionals and
registered contractors

伙伴機構與社區代表
Partner organisations and district
representatives

其他政府部門
Other departments

深入社區
Our Community

與註冊建築專業人士及 註冊承建商攜手合作

HAND IN HAND WITH REGISTERED BUILDING PROFESSIONALS AND REGISTERED CONTRACTORS

私營機構的註冊建築專業人士及註冊承建商按照建築法例的規定履行重要的法定責任。我們一直與他們緊密合作，保障建築物的安全和衛生。在過去20年，我們攜手改革多方面的建築監管制度及標準，使不少措施有所改善，而涉及的範疇包括地盤安全和工程質素、新建及現有建築物的消防安全、岩土工程師與承建商及檢驗人員的註冊事宜、小型工程監管制度、招牌監管制度、推廣優質及可持續建築環境的措施，以及實施一個有助修復大批現存建築物的全面計劃。

多年來，我們合共批出超過360份顧問合約，以協助進行大規模行動及業主未能遵從的法定命令所規定的工程。

Registered building professionals and registered contractors in the private sector perform important statutory duties under the building laws. We work closely with them to safeguard building safety and health. Together we have overhauled various building control systems and standards in the past 20 years including measures to improve site safety and quality of works, fire safety in both new and existing buildings, the registration of geotechnical engineers, contractors and inspectors, the minor works control system, the signboard control system, measures to promote a quality and sustainable built environment and implementation of a holistic plan to help us rehabilitate our existing building stock.

Over the years, we have commissioned over 360 consultancy contracts to help us undertake large scale operations and carry out works in default of statutory orders.



在2011年舉辦有關“可持續建築設計指引”的簡介會

Briefing Session on Sustainable Building Design Guidelines in 2011



認可人士、註冊結構工程師及註冊岩土工程師委員會的討論會

Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers Committee Discussion Forum



向註冊小型工程承建商推廣小型工程監管制度

Promotion of Minor Works Control System to the Registered Minor Works Contractors

我們亦設立多個委員會、討論平台及小組，邀請建築業界具代表性的組織和機構，派出建築專業人士、承建商和成員協助我們制訂和修訂作業備考、指引，以及立法和行政措施的建議。

We have also set up various committees, forums and panels inviting building professionals, contractors and members from well established institutions representing the building industry to assist us in formulating and refining our practice notes, guidelines and numerous legislative and administrative proposals.

你能否一一說出他們是誰？

DO YOU KNOW THEM ALL?

AP = 認可人士 Authorized Person

RSE = 註冊結構工程師 Registered Structural Engineer

RGE = 註冊岩土工程師 Registered Geotechnical Engineer

RGBC = 註冊一般建築承建商 Registered General Building Contractor

RSC = 註冊專門承建商 Registered Specialist Contractor

RMWC (Co) = 註冊小型工程承建商(公司) Registered Minor Works Contractor (Company)

RMWC (Ind) = 註冊小型工程承建商(個人) Registered Minor Works Contractor (Individual)

RI = 註冊檢驗人員 Registered Inspector

QP = 合資格人士 Qualified Person

TCP = 適任技術人員 Technically Competent Person



註冊建築專業人士及註冊承建商出席有關實施新政策/ 指引的簡介會/ 討論會

Various briefing sessions/discussion forums with building professionals and registered contractors for the implementation of new policies/guidelines



與伙伴機構及 社區代表相互協力

INTEGRATED EFFORTS WITH PARTNER ORGANISATIONS AND DISTRICT REPRESENTATIVES



屋宇署與多個組織合作，借助龐大社區網絡和社會服務機構的力量，協助推動活化現存建築物。其中一個例子，是我們與香港房屋協會和市區重建局合作推行「樓宇更新大行動」，為業主提供資助和一站式技術支援，以幫助他們進行樓宇維修工程。

We tap into the vast district network and work in partnership with various organisations and socially responsible institutions to help revitalise our existing buildings. One example is that we work in collaboration with the Hong Kong Housing Society and Urban Renewal Authority to implement the Operation Building Bright, and to encourage building owners to carry out building repairs by providing them with one-stop technical and financial assistance.

與各有關機構合作舉辦不同講座和簡介會
以推廣樓宇安全

Various talks and seminars held in
collaboration with relevant organisations to
promote building safety



**HONG KONG
HOUSING SOCIETY**
香港房屋協會



市區重建局
**URBAN RENEWAL
AUTHORITY**

我們就各種不同的主題，如強制驗樓計劃和強制驗窗計劃等，在各區舉辦講座和簡介會，以推廣樓宇安全及讓市民了解屋宇署的工作，並定期與區議員會面。

Various talks and seminars are held regularly with the assistance of the District Offices and we regularly meet with District Councillors to enhance mutual understanding on our work.





位於始創中心12樓屋宇署總部的收發處
Receipt and despatch counter on 12/F at
BD's headquarters, Pioneer Centre



每天運送到相關政府部門徵詢意見的
圖則及文件
Daily delivery of plans and submissions
to relevant government departments for
comments

統籌各部門對建築圖則的意見

COORDINATING COMMENTS FROM OTHER DEPARTMENTS ON BUILDING PLAN SUBMISSIONS

屋宇署透過中央處理建築圖則制度就個別私營發展計劃徵詢所有相關政府部門的意見，並整理有關意見，屋宇署也因而成為處理審批私營建築發展事宜的中心點。

Through the centralised processing system for building plans submissions, all relevant government departments are consulted and that their comments on private development proposals are collated by the BD. It also serves the purpose of making the BD a focal point where issues arising from private building development precipitate.

建築小組委員會
會議
Building Committee
meeting





教育局



深入社區

REACHING OUT TO OUR COMMUNITY

屋宇署於2011年4月1日成立公眾教育及宣傳小組，向市民大眾推廣及宣傳各項現有及新推行的樓宇安全措施，並透過在各區舉辦定期及持續的講座、座談會、論壇、巡迴演出及展覽，向各持份者提供相關的教育資訊。

Putting emphasis on owners' responsibility and merits of timely maintenance, the BD established the Public Education and Publicity Unit (PEPU) on 1 April 2011 to promote building safety to the public. PEPU works with all the stakeholders and organise regular public education and publicity programmes, through different medium, at different geographical districts and targeting different sectors and age groups of the society.





宣傳活動
 包括：政府宣傳短片、公共交通工具上的廣告、報紙及雜誌副刊、電台廣播、宣傳海報和小冊子。
 Our publicity and public education programmes: government announcements, advertisement on public transport, newspapers & magazine supplements, radio-on-air, posters and pamphlets.



公眾教育計劃

PUBLICITY AND PUBLIC EDUCATION PROGRAMMES

公眾教育計劃包括：講座、展覽、巡迴演出、嘉年華會等。

School talks, exhibitions, seminars, school competitions, new thematic website, newspapers & magazine supplements, radio-on-air, etc.



駐屋宇署社工支援服務隊 SOCIAL SERVICE TEAMS

屋宇署設立駐署社工支援服務隊協助受影響的業主及居民尋求社會的支援服務。

BD has also established in-house social service teams to assist affected building owners / tenants to seek social support from various sources .



員工培訓及發展

TRAINING AND DEVELOPMENT

員工是我們最珍貴的資產。我們會繼續為員工提供全面的培訓及發展計劃，裝備他們，以切合社會的改變及市民對我們工作的要求。

We value our staff as our most precious asset and internal customers. We will continue to develop and implement comprehensive training and development programmes for our staff to enhance our competence in meeting the changing and very demanding needs of the society.



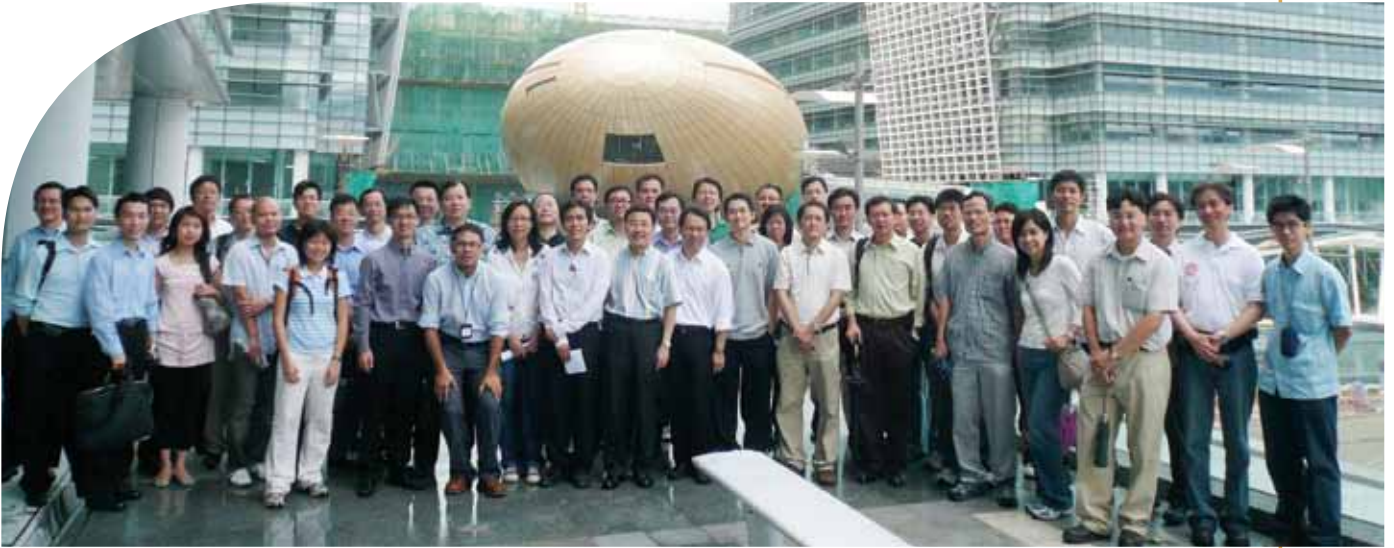
參觀景賢里
Site Visit to King Yin Lei



管理培訓課程
Management Development Programme



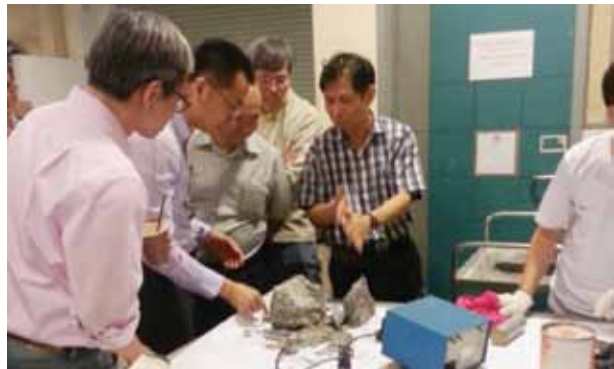
團隊訓練營
Team Building Camp



參觀科學園
Site Visit to Science Park



有關實施新法例的簡介會
Briefing Session on New Legislation



技術培訓課程
Technical Course




參觀前水警總部
Site Visit to the Former Marine Police Headquarters



工作經驗分享會
Experience Sharing Section

我們的
挑戰

OUR CHALLENGES



屋宇署將面臨的挑戰及相應的準備

Challenges ahead and how BD would prepare itself to meet such challenges

回顧過去

LOOKING BACK

在過去的二十年，我們引進新的策略改善地盤安全及建築工程質素，亦完成了一系列有關《建築物條例》及其相關規例、作業守則、設計指引等的檢討及修訂，以切合現今社會的要求。我們亦重組建築發展項目的審批程序，並加強推動環保及創新樓宇的建造，促進優質和可持續的建築環境。

為了改善現存樓宇的安全和衛生狀況，我們一直致力解決最嚴重的問題-違例建築工程。建築物外牆佈滿鐵籠和伸出物的情況現在已很難見到，外牆僭建問題亦不再像以前那麼嚴重。我們亦加強巡查和執法，著令業主維修樓宇及排水系統，以及指示相關業主為人流較多的商業處所及1987年前落成的建築物改善樓宇的消防設備。

Over the past 20 years, we have introduced new strategies to improve site safety and quality of construction works. We have completed various reviews of the Buildings Ordinance, regulations, codes and design standards and formulated amendments to modernise the legislation. We have re-engineered the building plan checking system, and have enhanced our efforts to facilitate the construction of environmentally friendly and innovative buildings to promote a quality and sustainable built environment.

To improve safety and health of our existing buildings, we have focused our efforts to tackle the most serious problems which was UBW. Images of building façades infested with metal cages and projections are hard to find now, and the dimension of the UBW problem on the external walls is not so overwhelming as it was in the past. We have also stepped up inspections and enforcement requiring building owners to carry out building and drainage repairs, and owners of certain commercial premises and pre-1987 buildings to improve their fire safety provisions.



2014



老樹發新芽 NEW LIFE SPRINGS FROM OLD TREES



未來的挑戰 CHALLENGES AHEAD

近年，我們已經就《建築物條例》和一些政策的重要修訂取得了社會共識，這些修訂將對我們的生活環境有深遠的影響。

在新建樓宇方面，我們將繼續努力，優化現行法例和設計標準，為市民締造一個更安全和可持續的建築環境。我們將於2014年實施一套為提升住宅樓宇能源效率的設計和建造指引。另外，我們將會展開顧問研究，全面檢討建築物（規劃）規例，該檢討可能為新建樓宇的造型和設計帶來重大的影響。我們亦將引進適用於新建樓宇的抗震設計要求。我們還會進一步改革現行的圖則審批程序，以促進香港的建築發展。

我們會繼續改善現有建築物的安全和衛生狀況，積極推動強制驗樓計劃及強制驗窗計劃，敦促目標樓宇的業主開展驗樓和驗窗的工作。我們會在不同階段認真審查和監察該計劃的進度和程序，克服障礙，令該計劃可順利進行。我們也將繼續推行大規模清拆行動，糾正與分間樓宇單位相關的違例建築工程，拆除位於天台、平台、天井及新界村屋的僭建物。小型工程監管制度將涵蓋更多小型工程項目，以便利樓宇業主安全和合法地進行小規模的建築工程。

In recent years, we have achieved consensus on some of the most important amendments to the Buildings Ordinance and administrative policies which will have a lasting effect on our living environment.

On the new building front, we will continue our efforts to modernise our legislation and design standards to meet our aspirations for a safer and more sustainable built environment. A set of design and construction guidelines for improving energy efficiency in residential buildings is on the pipeline for implementation in 2014. We will soon embark on a consultancy study to conduct a comprehensive review of the Building (Planning) Regulations which may bring about fundamental changes to how new buildings will be shaped and designed. Preparation for the introduction of statutory seismic design requirements for new buildings is also underway. We will also further reform the plan processing system to expedite and facilitate the building development process.

We will sustain our enforcement efforts to improve building safety and health of our existing buildings. We will push ahead to implement the Mandatory Building Inspection Scheme and the Mandatory Window Inspection Scheme in buildings targeted each year for carrying out mandatory inspections and repair works. We will overcome the initial hiccups of implementing these schemes with careful review and monitoring of the progress and the procedures at different stages of the scheme. We will also continue our large scale operations for the rectification of irregularities of building works associated with subdivided flats, the removal of UBW on rooftops, podium, yards and in village houses. More minor works items will be designated under the Minor Works Control System to facilitate building owners in carrying out small-scale building works safely and lawfully.



屋宇署職員於直昇機上拍攝航空照片，為制定執法政策搜集資料。

BD staff taking aerial photos from a helicopter for the UBW stock-taking exercise. The information enables us to make informed decisions when formulating our policies.

總結

CONCLUDING REMARKS

我們每年處理市民有關違例建築工程的舉報總數持續上升。這些數字反映了我們教育和宣傳的成功，市民有更多渠道向我們舉報違例建築工程，以及我們現有樓宇的數目日益增加。這些數字更反映了市民的期望不斷提高。為了迎接這些挑戰，我們必須繼續改善我們的樓宇監管制度，檢討我們的執法策略，與所有持份者合作，並尋求公眾對我們工作的支持。

我們會繼續透過有效的宣傳及公眾教育計劃，向樓宇業主灌輸適時維修樓宇的文化，並通過政府提供的一系列經濟、技術及社會服務等支援鼓勵樓宇業主適當地使用及保養樓宇。對於那些不願意清拆違例建築工程或不願意安排樓宇維修的業主，我們會採取適當的執法行動，確保樓宇及公眾安全。

我們會繼續扮演協調各方的規管者角色，致力追求卓越，為香港建立協調的建築環境及達至和諧社會。

The total number of reports from members of the public that we attend to each year continues to rise. No doubt, the figures reflect, in part, the success of our education and publicity efforts, the availability of easy channels for receiving reports from members of the public and an increase in the size of our existing building stock. They also reflect the higher aspirations of our citizens. To meet these challenges, we must continue to refine our building control systems, review our enforcement strategies, partner with all stakeholders and seek public support on our work.

Effective public education and publicity programmes have to be sustained to change owners' mindset about building care and to foster a building care culture. Building owners are encouraged to properly use and maintain their buildings, through a range of financial, technical and social support provided by the government and our partner organisations. For those hard core cases where owners are not willing to remove UBW or not willing to organise building repairs, we should be ready to step in and take enforcement actions to ensure public safety.

We would continue our effort as a harmonising regulator to strive for excellence and achievement of a harmonious built environment and society.





協調各方的規管者
A Harmonising Regulator

All rights reserved

© Hong Kong Special Administrative Region Government, 2013

© 版權屬香港特別行政區政府所有, 2013

www.bd.gov.hk