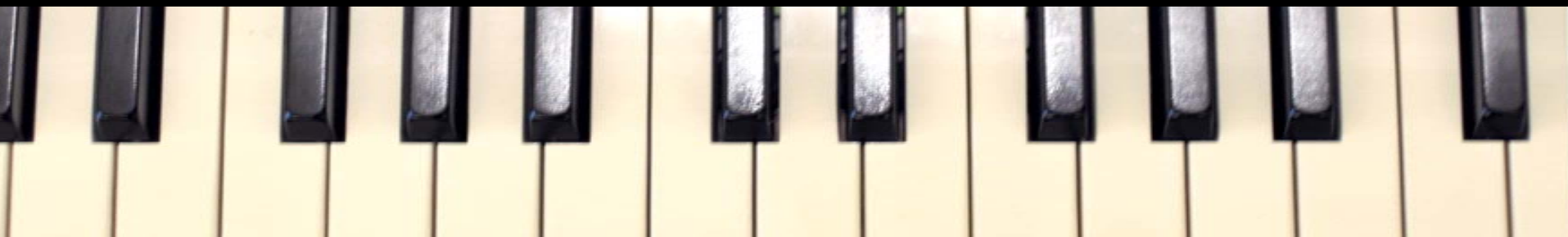


BRE Advanced Lecture Series
New Paradigm of Building Control
Mr. AU Choi-kai, JP
Director of Buildings





- 
- ✓ Evolution of building control
 - ✓ Role of harmonising regulator
 - ✓ Role of industry stakeholders
 - ✓ Sharing of responsibility
 - ✓ Regulatory framework
 - ✓ Self-regulation in building maintenance
 - ✓ Balance of incentives and public aspiration



“匠人建國，水地以縣。置槷以縣，視以景。”

《周禮·考工記》

***“Artisan, when founding a nation,
use water to set horizontal ground and then
set a guidepost and observed the shadow cast
by the post to set the directions.”
(Rites of Zhou, Office of Winter)***

“匠人營國。方九里，旁三門。國中九經九緯，經涂九軌。
左祖右社，面朝後市，市朝一夫。”

《周禮 • 考工記》

***“Artisan observed the following rules when building a capital:
The capital should be square in shape,
each side nine miles long with three city gates;
there should be nine roads each in the
north-south direction and the east-west direction,
the width of which can allow the passage of nine carriages;
on the left and right to the imperial palace are the
ancestral hall and the ritual hall to the gods of grain respectively;
at the front and the rear of the palace are the
administration and the market respectively;
they should be square in shape with each side
measuring a distance of hundred steps.”
(Rites of Zhou, Office of Winter)***

“周人明堂，度九尺之筵，東西九筵，南北七筵，堂崇一筵。”

***“People of Zhou observed the following rules
when building ancestral halls:
the unit of measurement is called ‘yan’,
which is nine feet long;
the hall should be nine ‘yan’ long,
seven ‘yan’ deep and one ‘yan’ high.”***

1856

- Ordinance for Buildings and Nuisance
- 4-day advance notice
- Penalty – Payment to:
Government (50 dollars max)
Police (100 dollars max)
- Government could take possession of house

1889

- Buildings Ordinance
- Prior approval of building plan submissions

1903

- Public Health and Buildings Ordinance
- Authorized Architects

1935

- Buildings Ordinance
(separate from law of public health)
- New technical standards

1955

- First version of modern Buildings Ordinance
- Subsidiary legislation
- Registered contractors

1974

- Authorized Person
- Registered Structural Engineer



- Registered General Building Contractor
- Registered Specialist Contractor



- Registered Geotechnical Engineer



- Primitive years: self-regulatory system
- New technologies: more control
- End of 20th century: facilitating regulator
- New paradigm: harmonized building control system



- Building Authority: harmonising regulator
- Buildings Department
- Regulatory framework : everyone acts in harmony
- APSEC/BSC meeting
- New: Discussion forum under APSEC



Buildings Department cares about the people

- Enquiries, complaints, submissions, building records
- Round-the-clock emergency service
- Social services teams
- New: “After order” service

“唔合資格，唔好掂我。”



妥善維修樓宇 要聘用合資格專業人士及承建商
Timely maintenance by qualified professionals and contractors only

樓宇失修會造成嚴重或致命的意外，業主可能要負上法律責任。請瀏覽屋宇署網頁，查閱認可人士和註冊承建商的名冊。
Building defects may cause serious or fatal accidents. Building owners may be held legally liable. Please visit the Buildings Department's website and check the list of authorized persons and registered contractors.

2626 1616 (由「1823電話中心」接聽 Handled by "1823 Call Centre") www.BD.gov.hk





- Authorized Persons
- Registered Structural Engineers
- Registered Geotechnical Engineers
- Registered Contractors



**“Ask not what
your country can do for you;
ask what
you can do for your country.”
(John F. Kennedy)**

**“Ask not what
the Government can do for you;
ask what
you can do for the community.”**

Building Control System

- Two tiers
 - Full control
 - Laissez-faire
- Three tiers
 - Full control

New: Minor Works Control System

Exempted works



Minor Works Control System

- 3 Classes of Minor Works: in order of complexity

	Class I	Class II	Class III
AP required	✓	✗	✗
Notify BA before commencement of works	✓	✓	✗
Submit certification upon completion of works	✓	✓	✓



Minor Works Control System

- Registered Minor Works Contractors (RMWC)
- 7 types of minor works: corresponding to trades
- Class III RMWC (Individual)
- Provisional registration system
- Building (Minor Works) Regulation
- Self-regulation Vs accountability & sanction
- Audit checks
- Owners' responsibility

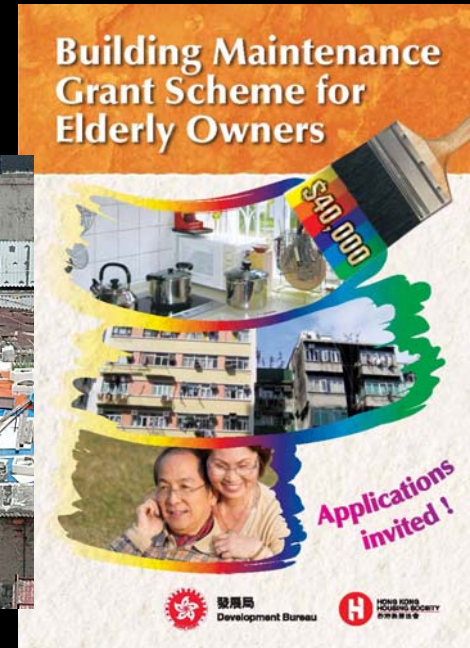


- Registration system
- Sanction
- Safety, health and environmental standards
- Prescriptive regulations
- Now: Performance-based regulations



Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme (MWIS)

- Responsibility to upkeep buildings
- Multi-storey buildings with multiple ownerships
- Owners care about interior of their flats, but ignore common parts
- Loan schemes
- Now: Community consensus – owners should be responsible



MBIS and MWIS

	MBIS	MWIS
Inspection	Buildings > 30 years: inspect every 10 years	Buildings > 10 years: inspect every 5 years
Professional	Registered Inspectors (RI)	Qualified person (QP): (AP, RSE, RI, RGBC & RMWC)



MBIS

- 2,000 buildings every year
- Notice under MBIS
- RI to submit investigation report
- RC to carry out repair works
- Supervision by RI
- Certificate and completion report by RI



MWIS

- 5,800 buildings/220,000 households every year
- Notice under MWIS
- QP to carry out inspection
- Completion certificate by QP

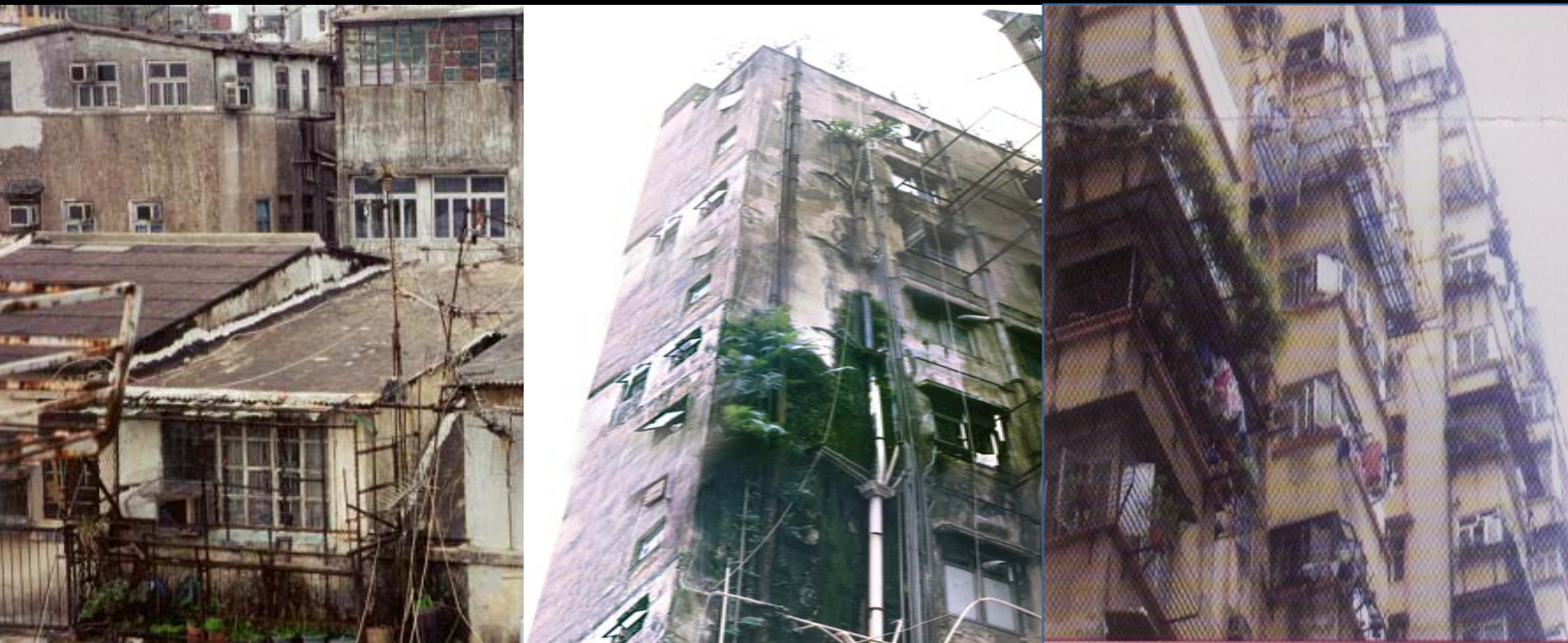


MBIS

- BD to carry out work in default and recover cost
- Offence against uncooperative owners

MWIS

- Fixed penalty notices
- BD to carry out work in default and recover cost



MBIS and MWIS

- Code of Practice
- Minimum standards
- Benchmark for owners
- Joint actions with HKHS and URA
- Voluntary Building Classification Scheme (VBCS)



Self-regulation in
Building Maintenance

Balance of Incentives and Public Aspiration

Utility Platform



Sky Garden



Balcony

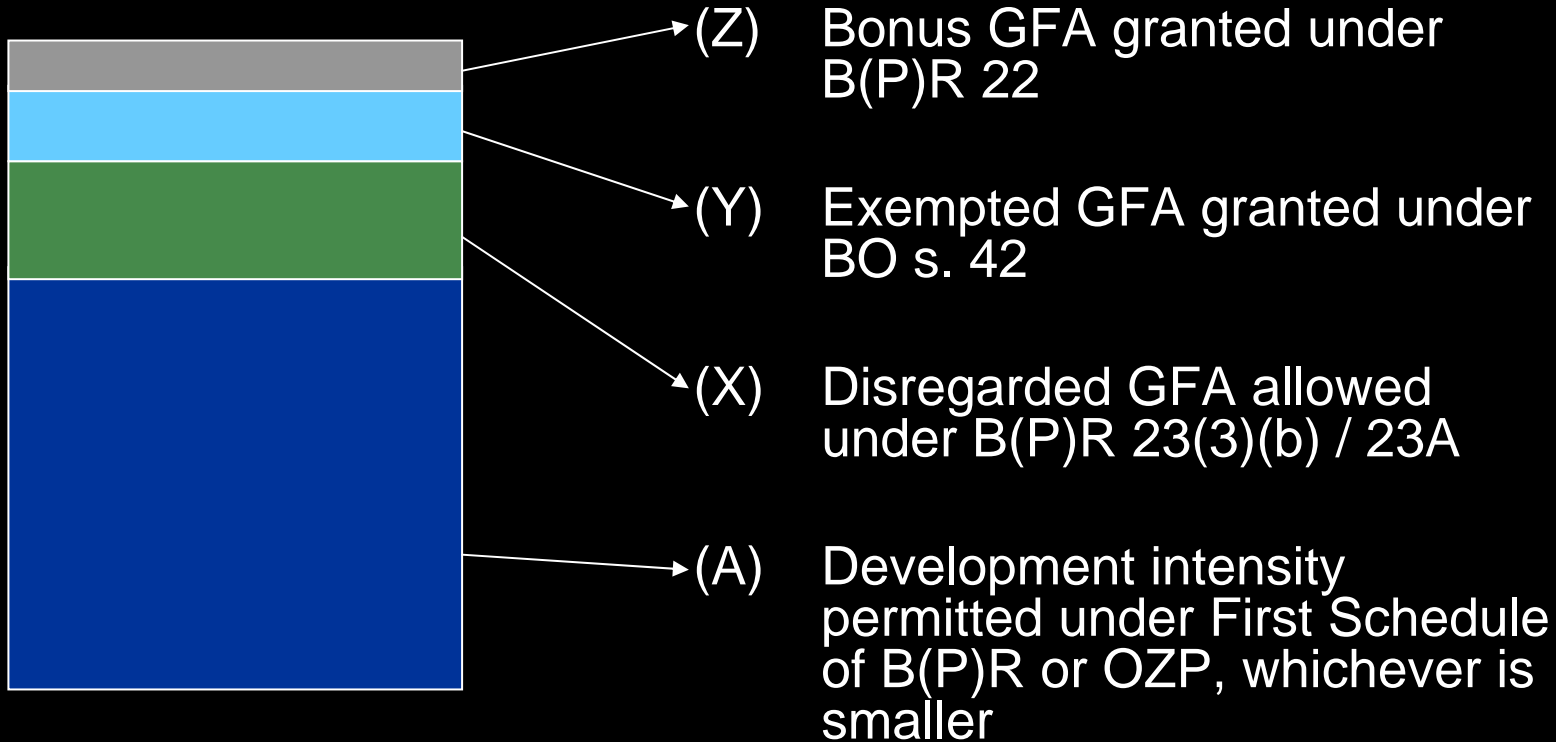


Pre-fabricated External Walls



Development Intensity and GFA Concessions

Balance of Incentives and
Public Aspiration



Balance of Incentives and Public Aspiration

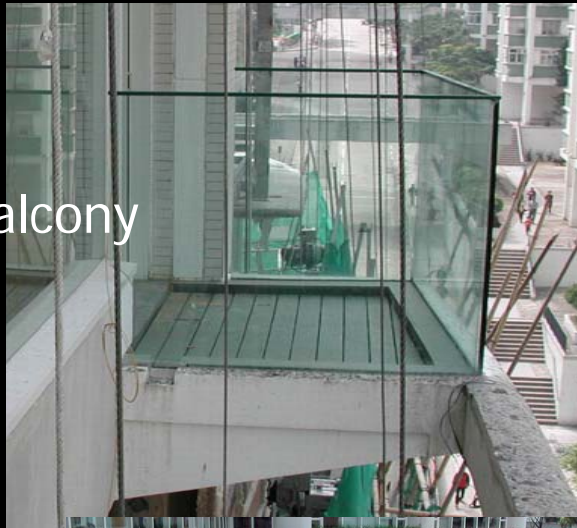


Tall and slender
buildings



Short and fat
buildings

Balance of Incentives and Public Aspiration



Balcony



Wider Common Corridors
and Lift Lobbies



Communal
Podium Garden



Clubhouse



Split type
A/C Platform



Thank You