



**THE HONG KONG ASSOCIATION OF  
PROPERTY MANAGEMENT COMPANIES**

**香 港 物 業 管 理 公 司 協 會**

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(English version only)

Hon. Mr. KWONG Chi-kin  
Chairman of the Bills Committee on  
Buildings (Amendment ) Bill 2007  
Legislative Council Building  
8 Jackson Road  
Central, Hong Kong

Dear Mr. Kwong,

Views of the Building (Amendment) Bill 2007

Thank you for inviting us to give views on the bill. After consultation with our members, we are pleased to submit the following views.

We, being one of the stakeholders are pleased and in general support of the Amendment Bill with the primary objective to rationalize the building control system in respect of the carrying out of minor works.

Minor works will be classified into 3 classes according to their nature, scale and complexity and their risk to public safety they pose, they are namely:

- (a) Class I minor works are relatively more complicated minor works (e.g. installation of internal staircases connecting two floors);
- (b) Class II minor works are comparatively less complex works (e.g. repair of external walls); and
- (c) Class III minor works cover small-scale minor works, mostly carried out in household settings, such as erection of supporting frames for air-conditioners.



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As a property manager, our members' most concern are clear definitions and description of works item in each class. The classification should have definite guidelines and be more user-friendly when the concerned owners are making reference to their planned building works.

In accordance with the Legislative Council Brief, the Class I works required the supervision from Authorized Person (AP) and Registered Structural Engineer (RSE) and carried out by Registered General Building Contractor, Registered Specialist Contractor and Registered Minor Works Contractors (RMWC) while Class II & III works do not. This is an important information however it has not been specified in detail in the Amendment Bill 2007.

The following common household works have not been classified precisely and we hope that they will fall into the 114 items that specification on their dimensions, locations and relevant measurement will be precisely defined further in the bill.

- (i) Window frame/internal drainage pipeworks that may involve repair of external rendering or external wall tiles
- (ii) Replacement/repairing works of external facilities
- (iii) Signboards erection.
- (iv) Size, dimension and weight limitation and control on structures under the category of Class III.
- (v) The insurance cover and the legal liability requirement for the (RMWC) in carrying out of the minor works.

### Training

Applications from individual workers who do not possess formal qualification but have adequate relevant experience will be accepted. To ensure the minors works to be undertaken in full compliance with the required standard and safety level, the mandatory training courses must be comprehensive and should be conducted as soon as possible, so the workforce of Class III RMWCs will be available whenever the amended Building Ordinance Cap123 come into force.



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### Control on the RMWCs

We consider there should be a comprehensive control system on the RMWCs which includes but not limits to the initial registration system. A subsequent regulatory system should be designed to regulate the level of their capability, performance and conduct in the carrying out of minor works.

### Certificate of RMWCs

Though the list of RMWCs can be obtained in the web site of Buildings Department, especially for the Class III RMWCs it is recommended to have a certificate being issued to each personnel similar to the Certificate of Registration of Electrical Works, which is more convenience for public to identify his qualification and select RMWCs. Because this group of workers mostly carry out household settings, such as erection of supporting frames for air-conditioners, it is difficult for a layman owner to identify the qualification of the worker if he does not have a personal certificate to keep in hand.

### Acknowledgement of Submission from BA

Mentioned in the Legislative Council Brief document, notification of the commencement of Class III minor works to BA is not required. However, building professionals and registered contractors are required to certify the completion of any minor works they have undertaken and submit the certificate to the BA. Acknowledgement of submission from BA to the building owner is recommended, so that the building owner could know the RMWC has completed the work including the final process (i.e. submission to BA.)

### Validation Scheme

At present, building works of a minor nature have often been carried out without the prior approval and consent of the BA and hence are unauthorized. Such works including works relating to supporting frames for air conditioners, drying racks and small canopies. Therefore, the Legislative Council Brief document mentioned the



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Validation Scheme to rationalize these three specific types of unauthorized works and enable owners to retain them for continuous use subject to the inspection and certification by a building professional or registered contractor and validation by the BA to confirm their safety.

Additional Section 39C in the Buildings (Amendment) Bill 2007 provided the information for validation of unauthorized building works. It is recommended to have more detail information about the Validation Scheme to be mentioned in future Code of Practice or supplementary document.

Tailor-made technical guidelines should be produced for the trade stakeholders including property managers that relevant proper advice can be rendered to properties owners when carrying out different categories of building works.

The successful implementation of the statutory requirements will certainly improve efficiency and flexibility in building control to enhance building safety by mitigating possible threats posed to public. In this regard, our association supports the amendment bill and submit the above views for your consideration.

With best regards,

Yours sincerely,

For and on behalf of

The Hong Kong Association of Property Management Companies

Kendrew C Y Leung

President