

立法會

Legislative Council

LC Paper No. CB(1)474/07-08(01)

Ref. : CB1/BC/1/07

Background brief on the Buildings (Amendment) Bill 2007

Purpose

This paper sets out the background to the Administration's proposal to amend the Buildings Ordinance (Cap. 123) (BO) and its Regulations to introduce a minor works control system and summarizes Members' relevant concerns expressed at the meetings of the Legislative Council and former Panel on Planning, Lands and Works (now renamed as Panel on Development) (the Panel).

Background

2. Under the existing BO, all building works, despite their scale and complexity, are under the control of one single building control system. Prior approval of building plans and consent to commence building works must be obtained from the Building Authority (BA) before commencement of such works. Whilst such a control system provides very stringent control over all building works, in practice, in comparison with the construction of a new building, many building works carried out in existing buildings are in fact relatively simple and of a small scale (e.g. erection of supporting frames for air conditioner and drying racks, etc.). The existing control system is not commensurate with the complexity of such minor works.

3. On 30 April 2003, the Administration introduced the Buildings (Amendment) Bill 2003 (the 2003 Bill), which proposed, inter alia, to introduce a new category of "minor works" and a new category of registered minor works contractors (RMWCs) under the building control regime. Under the proposal, RMWCs might carry out the minor works on their own or under the supervision of an authorized person (AP) and/or a registered structural engineer (RSE), without the submission of building plans for approval by BA. By simplifying the minor works procedures, there would be less cause for owners to ignore the BO and erect unauthorised building works (UBWs). As such, the proposed arrangements would contribute to better control of minor works and hence enhance public safety.

4. The 2003 Bill proposed to classify minor works into three categories and apply different submission and supervision requirements, such as seeking BA's prior approval or submission of relevant plans and documents to BA for record, etc. The 2003 Bill also proposed to classify RMWCs into two types – Classes A and B. While Class A RMWCs might carry out all three categories of minor works, Class B RMWCs could only undertake Category III minor works, such as erection of supporting frames for air-conditioners.

5. The Bills Committee set up to study the 2003 Bill concurred that given the unduly stringent requirements for relatively simple and small-scale works under the then BO, the introduction of a new control regime for minor works was necessary. There were however concerns over the effectiveness of proposed minor works control regime to enhance public safety and the migration of existing practitioners to the new registration system. The main thorny issue lied with Category III minor works, in particular household minor works. The Bills Committee noted the presence of numerous household minor works which had not gone through the statutory approval procedures and the lack of arrangements under the proposed control regime to deal with these "unauthorized" household minor works. The Bills Committee also noted the grave concern of the building industry on the impact of the proposed control regime on the job opportunities and livelihood of existing minor works practitioners, a great majority of whom were self-employed workers or sole proprietors. The Bills Committee considered that until and unless all the concerns raised by members of the Bills Committee and the industry had been satisfactorily addressed, it would be prudent **not** to go ahead with the proposed minor works control regime hastily. The Administration, having considered the Bills Committee's views, introduced Committee Stage amendments to the 2003 Bill to excise all the provisions relating to minor works and undertook to further consult the industry in this regard before reverting to the Council.

6. The spate of window failures in recent years has prompted the Administration to consider introducing mandatory measures to ensure window safety. In its public consultation document on Mandatory Building Inspection published in October 2005, the Administration proposed to designate installation and repair of windows as a type of minor works under the BO. As such, the establishment of a minor works control system under the BO would be a pre-requisite for the implementation of the proposed mandatory measures to ensure window safety.

7. At the Panel meeting on 27 March 2007, the Administration briefed the Panel on its intention to amend the BO and make new regulations to introduce a new system to control the carrying out of minor works. Members in general supported the introduction of the new control system, but considered that the concerns over the regulation of Category III minor works had not been adequately addressed in the new legislative proposal. Details of the concerns are provided in paragraphs 14 to 16 below.

8. The Buildings (Amendment) Bill 2007 (the Bill) was gazetted on 23 November 2007 and introduced into the Legislative Council on 5 December 2007. At the House Committee on 7 December 2007, Members agreed to form a Bills Committee to study the Bill in detail.

The Bill

9. Under the proposal, minor works will be classified into three classes according to their scale, complexity and safety requirements --

- (a) Class I minor works comprise those relatively more complicated minor works (e.g. structural alterations and additions) which should be designed and supervised by APs (with the assistance of RSEs or registered geotechnical engineers as appropriate) (referred to as "building professionals" hereafter) and carried out by registered contractors (including registered general building contractors, registered specialist contractors and RMWCs);
- (b) Class II minor works comprise works of a lower complexity (e.g. repair of external walls) which can be carried out by registered contractors without the involvement of APs; and
- (c) Class III minor works comprise common household minor works (e.g. erection of supporting frames for air-conditioners) which can be carried out by registered contractors without the involvement of APs.

10. Under each class of minor works, works will be further classified into types and items that correspond to the specialization of works in the industry. Each item of minor works will be precisely defined with their dimensions, locations and other relevant measurements specified. The specifications for the list of 114 items of minor works will be promulgated in regulations to be made under the BO.

11. In respect of notification procedures, building professionals and registered contractors will be required to notify the BA before the commencement of Classes I and II minor works. Notification of the commencement of Class III minor works is not required. Nevertheless, 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.

12. There will be a registration system to register qualified RMWCs according to their qualifications and experience. The contractors who apply for registration as RMWCs may be body corporates, partnerships or sole

proprietorships and have to satisfy the BA that their personnel possess the necessary technical qualifications and work experience before they can be registered under the BO. For a sole proprietor, the technical personnel will be himself. Individual workers who are competent in carrying out simple Class III minor works can be registered as Class III RMWCs if they personally carry out the minor works. They will be required to attend a mandatory training course relating to the statutory requirements and technical skills for Class III minor works before registration. A transitional period and a provisional registration arrangement will be provided to allow adequate time for the existing practitioners to prepare for registration as RMWCs. To facilitate registration, there would be training and top-up courses for existing practitioners to upgrade their skills and provide them with the necessary knowledge on the technical requirements under the minor works control system.

13. To rationalize certain types of minor works carried out before the introduction of the minor works control system and to allow owners to retain these features for continued use, a validation scheme will be introduced under the minor works control system. Building owners will have to appoint building professionals or RMWCs to certify on inspection that the existing minor works meet the safety requirements. Depending on the circumstances, alteration, improvement and/or reinforcement works may be required to meet the safety standards before they can be certified. Acceptance of such works is subject to the submission of certification reports to the BD. Upon validation, the BD will not take enforcement action against those minor works unless they are found to be dangerous.

Concerns and views raised by Panel members

14. At the Panel meeting on 27 March 2007, members were in general supportive of the Administration's proposal to introduce the minor works control system. However, some members still considered that the requirement of Class III minor works to be carried out by registered contractors might be too harsh and it would increase the financial burden of the public. They also pointed out that household minor works might be undertaken by the household owners themselves, and therefore doubted that the regulation of Class III minor works might not be practicable. Members also expressed the view that they could only consider the issue after the Administration had provided a clear picture of the types of minor works to be classified as Class III minor works and the types of works to be exempted from regulation under the BO. The Administration advised that a working group had been formed with relevant stakeholders to discuss the minor works classification system which was based on the scale and risks of the works. Details concerning the classification of minor works would be stipulated in the regulations to be made under the BO and the regulations would be subject to the scrutiny of the Legislative Council. To address members' concern, the Administration has subsequently provided further

information on exempted building works and Class III minor works (**Appendix I**) as well as detailed technical information of these works (**Appendix II**) for members' information.

15. Members also expressed concern about the relationship between the requirements of the minor works control system, the provisions of the deeds of mutual covenant and the provisions of the management agreements between owners' corporations and management companies. They pointed out that disputes and litigations might arise because compliance with the requirements of the minor works control system did not necessarily mean compliance with the provisions of the deeds of mutual covenant or management agreements. In introducing the minor works control system, the Administration should address the situation where some minor works authorized under the minor works control system might contravene the provisions of the deeds of mutual covenant or management agreements. To address members' concern, the Administration undertook to prepare pamphlets to provide technical support and remind the public to comply with all the necessary requirements before carrying out minor works.

16. Emphasizing safety should be an important consideration in taking forward the proposed regime, members urged that a vigilant surveillance system should be put in place to ensure public safety. They also enquired how the public could differentiate whether or not a minor works contractor was qualified and registered. The Administration advised that the public could check the name of a minor works contractor against a register to see if the contractor had been registered. Detailed guidelines would be made available to registered minor works contractors to facilitate compliance. Spot checks would also be conducted especially during the initial period after the introduction of the minor works control system.

Relevant papers

17. A list of relevant papers is at **Appendix III**.

**Buildings (Amendment) Bill 2007
Minor Works Control System
Supplementary Information
on Exempted Building Works
and Class III Minor Works**

Exempted Works

Under section 41(3) of the extant Buildings Ordinance, building works not involving structural alteration can be carried out in any building without approval from the Building Authority (BA). We plan to introduce legislative amendments through the Buildings (Amendment) Bill 2007 so as to specify more clearly that building works satisfying the following criteria are to be exempted:

- (i) works located and carried out inside buildings;
- (ii) works not involving alteration of structural elements of buildings;
and
- (iii) works not bearing any load other than that due to their own weight.

2. Apart from works that comply with the above requirements, we will also designate certain small-scale building works that are simple and of low risk in nature as “specified exempted works” which include, for instance, water tanks and small-sized signboard works. Common household renovation works, such as painting, internal rendering/plastering/wall-paper works, alteration of internal non-load bearing partition walls and installation of internal lighting systems, are regarded as exempted works. For all building works identified as exempted works, it is not necessary to submit building plans for the BA’s prior approval and acquire the BA’s consent to commence works. Moreover, it is not necessary to appoint registered professionals and registered contractors to carry out such works.

Class III Minor Works

3. Class III minor works mainly comprise common household works and should be carried out by Registered Minor Works Contractors (RMWCs) (including those registered in the capacity of a company and an individual). However, appointment of registered professionals to design and supervise the works is not required. Upon completion of the works, records should be

submitted to the BA. Specific technical requirements of the works concerned (such as dimensions, specifications and positions) will be set out in the future legislation. Some examples of common household works of small scale are listed below:

- (i) canopies;
- (ii) supporting frames for air-conditioning units;
- (iii) drying racks;
- (iv) windows;
- (v) addition or alteration of drainage works (not involving the public drainage system); and
- (vi) demolition of simple unauthorized building works (UBWs).

4. Below are some common examples of Class III Minor Works of non-household nature:

- (i) signboards;
- (ii) supporting structures for large air-conditioning units or water cooling towers;
- (iii) window walls; and
- (iv) structures associated with radio base stations for telecommunication services.

5. Detailed technical information about Class III Minor Works is kept at the Secretariat of the LegCo Panel on Planning, Lands and Works for reference of Members.

Household Minor Works Validation Scheme

6. At present, there are a number of aforementioned household minor works completed without the BA's prior approval and consent and are therefore regarded as UBWs under the extant legislation. We appreciate that these items and works are of practical household use, and therefore propose to introduce a targetted validation scheme to rationalise such household minor works and to allow owners to retain these features for continued use. The scheme will cover supporting frames for air conditioning units, drying racks and small canopies

projecting over windows. Building owners are required to appoint building professionals or RMWCs to inspect and certify, that the completed minor works could meet the safety requirements. After inspection, such completed works may have to be altered, improved and/or strengthened to meet the safety standards before they can be certified. The required alteration, improvement and/or strengthening works thus carried out are Class III Minor Works. RMWCs commissioned by building owners have to submit certification reports to the Buildings Department (BD). BD will not take enforcement action against works that are validated as safe.

Housing, Planning and Lands Bureau
May 2007

**Buildings (Amendment) Bill 2007
Minor Works Control System
Technical Information
on the Exempted Buildings Works
and Class III Minor Works**

Exempted Works

1. Under section 41(3) of the extant Buildings Ordinance (BO), building works not involving structural alteration can be carried out in any building without approval from the Building Authority (BA). We plan to amend the legislation so as to specify more clearly that building works satisfying the following criteria are to be exempted:
 - works located and carried out inside buildings;
 - works not involving alteration of structural elements of buildings; and
 - works not bearing any load other than that due to their own weight.

Common household renovation works, for instance, painting, internal rendering/plastering/wall-paper works, alteration of internal non-load bearing partition walls and installation of internal lighting systems, are regarded as “exempted works”.

2. Exempted building works may be carried out without the BA’s prior approval of the plans and consent to the commencement of works. Appointment of registered professionals and registered contractors is also not required.
3. Other than building works exempted under section 41 (3) of the BO as mentioned in paragraph 1 above, some minor works that do not fully satisfy the criteria set out in paragraph 1 but are relatively simple and of less risk in nature will be designated as “specified exempted works”. Similar to the general exempted works, these specified exempted buildings works can be carried out in

the manner described in paragraph 2 above.

Household Minor Works Validation Scheme

- At present, there are household minor works already completed without prior approval and consent of the BA, and so are unauthorized building works.
 - Such works, however, serve practical household purposes. It is therefore proposed to introduce a validation scheme for household minor works so as to rationalise such works to allow building owners to retain them for continued use.
 - The scheme will cover supporting frames for air-conditioning units, drying racks and small canopies projecting over windows.
 - Building owners have to appoint building professionals or Registered Minor Works Contractors (RMWCs) to inspect and certify, that the finished works have met the safety requirements.
 - Depending on the circumstances, alteration, improvement and/or reinforcement works may be required for some of these works in order to meet the safety requirements before certification.
 - The required alteration, improvement and/or reinforcement works are Class III Minor Works.
 - Acceptance of these works is subject to the submission of certification reports to the Buildings Department (BD).
 - Upon validation, BD will not take enforcement action against these works unless they are found to be dangerous.
- * Listed below are the technical details of Class III Minor Works. Details of the regulatory regime will be submitted to the Legislative Council in the form of subsidiary legislation.

Class III Minor Works

- Comprise mainly common household works.
- Have to be carried out by RMWCs (including those registered in the capacity of a company and an individual), but appointment of registered professionals to design and supervise the works is not required.
- Records to be submitted to the BA upon completion of the works.
- Specific technical requirements of the works concerned (such as dimensions, specifications and positions) will be set out in the future legislation.

A) Common Household Class III Minor Works and associated Specified Exempted Works

Item	Class III Minor Works	Specified Exempted Works
	Works in relation to canopies, metal supporting frames of air-conditioning units or racks (other than drying racks)	
1	Erection or alteration of a canopy (other than a rack or a drying rack) – (a) projecting not more than 500 mm from the external wall; (b) at a height not less than 2.5 m above ground level; and (c) not of concrete construction	Erection or alteration of a canopy (other than a rack or a drying rack) of a ground floor unit – (a) projecting not more than 500 mm from the external wall; (b) at a height not more than 3 m above the adjoining ground level; (c) not projecting over street or common part of a building; and (d) not of concrete construction
2	Removal of a canopy or rack (including the supporting frame for an air-conditioning unit) – (a) projecting not more than 750 mm from the external wall; and (b) not involving concrete construction	

Item	Class III Minor Works	Specified Exempted Works
3	Strengthening of an unauthorized canopy (other than a rack or drying rack) projecting not more than 500 mm from the external wall. The canopy should not be of concrete construction	
4	Alteration of an unauthorized architectural projection or canopy (other than a rack or drying rack), originally projecting more than 750 mm from the external wall, to a size not more than 500 mm from the same wall. The architectural projection or canopy should not be of concrete construction	
5	<p>Erection or alteration of metal supporting frames of an air-conditioning unit –</p> <p>(a) projecting not more than 600 mm from the external wall;</p> <p>(b) at a height not less than 2.5 m above ground level; and</p> <p>(c) with weight of the air-conditioning unit not more than 100 kg including the associated provision for disposal of condensation water from the unit (if applicable))</p>	<p>Erection or alteration of metal supporting frames of an air-conditioning unit for a ground floor unit–</p> <p>(a) projecting not more than 600 mm from the external wall;</p> <p>(b) at a height not more than 3 m above ground level;</p> <p>(c) not projecting over street or common part of a building; and</p> <p>(d) with weight of the air-conditioning unit not more than 100 kg (including the associated provision for disposal of condensation water from the unit (if applicable))</p>
6	<p>Strengthening of the unauthorized supporting structure for an air-conditioning unit or water cooling tower where -</p> <p>(a) the weight of the unit or tower is not more than 100 kg;</p> <p>(b) the supporting structure is located on slab other than cantilevered slab construction; and</p> <p>(c) the supporting structure will not be enlarged as a result of the strengthening or alteration works</p>	

Item	Class III Minor Works	Specified Exempted Works
7	Strengthening of the unauthorized metal supporting frame for an air-conditioning unit weighing not more than 100 kg and if applicable, including the associated provision for disposal of condensation water from the unit, if applicable. The supporting frame should be projecting not more than 600 mm from the external wall	
Works in relation to drying racks		
8	Erection or alteration of a drying rack - (a) projecting not more than 750 mm from the external wall; and (b) at a height not less than 2.5 m above ground level	Erection or alteration of a drying rack- (a) projecting not more than 750 mm from the external wall; (b) at a height not more than 3 m above the adjoining level of ground; and (c) not projecting over street or common part of a building
9	Removal of a drying rack projecting from the external wall	
10	Strengthening of an unauthorized drying rack- (a) projecting not more than 750 mm from the external wall; and (b) at a height not less than 2.5 m above ground level	
Works in relation to drainage systems		
11	Addition or alteration of drainage works not buried underground: (a) not involving embedded pipes, except those passing through walls or slabs; and (b) not involving main pipes, except the replacement of original connecting	

Item	Class III Minor Works	Specified Exempted Works
	components	
12	Removal of unauthorized drainage works not buried underground	
	Works in relation to windows	
13	<p>Construction, alteration or replacement of a window involving sub-frame only-</p> <p>(a) the highest point of which is at a height not more than 100 m above ground level; and</p> <p>(b) the width and height of the sub-frame involved are both not more than 1.2 m</p>	
14	Removal of a window, the highest point of which is at a height not more than 3.5 m above ground level	
	Works in relation to external walls	
15	Construction or alteration of an external block wall, not being a load-bearing wall, with a height not more than 1.1 m	
16	Repair of an external block wall, not being a load-bearing wall, with a height not more than 3.5 m	
	Works in relation to unauthorized building works	
17	<p>Removal of an unauthorized single-storey structure on ground or slab (i.e. roof or flat roof) satisfying the following criteria –</p> <p>(a) the structure is not more than 2.5 m tall;</p> <p>(b) the structure has a roofed area not more than 20 m²;</p> <p>(c) the structure is not a flat slab, cantilevered structure with a span more than 1.2 m or earth retaining structure ;</p>	

Item	Class III Minor Works	Specified Exempted Works
	(d) its structural elements have a clear span not more than 4.5 m; and (e) if located on the roof, any part of the structure shall be more than 1.5 m from the perimeter of the roof	

B) Common Non-Household Class III Minor Works and the associated Specified Exempted Works

Item	Class III Minor Works	Specified Exempted Works
	Works in relation to supporting structures for air-conditioning units or water cooling towers	
1	Removal of the supporting structure for an air-conditioning unit or water cooling tower - (a) supported on ground or slab; (b) the concerned slab not being cantilevered slab construction; and (c) the supporting structure is at a height not more than 2 m If the structure is located on the roof, it should be at a distance more than 1.5 m from the perimeter of the roof	Removal of supporting structure for an air-conditioning unit or water cooling tower supported on ground or slab and the supporting structure is at a height not more than 1 m and- (a) at a distance more than 1.5m from the perimeter of the roof; or (b) protective barriers at a height not less than 1.1 m erected at the perimeter of the roof
2	Erection or alteration of the supporting structure not more than 1.5 m tall for an air-conditioning unit or a water cooling tower- (a) where the structure is located on ground or slab other than cantilevered slab construction; and (b) the concerned air-conditioning unit or water cooling tower weighing not more than 150 kg	

Item	Class III Minor Works	Specified Exempted Works
	Works in relation to signboards	
3	<p>Erection or alteration of a signboard (including replacement of the display surface) projecting from the external wall having –</p> <p>(a) a display area not more than 1 m²;</p> <p>(b) a projection more than 600 mm but not more than 1 m from the external wall;</p> <p>(c) a thickness not more than 300 mm; and</p> <p>(d) a distance not more than 6 m from any part of the signboard to ground level</p>	
4	<p>Erection or alteration of a signboard (including replacement of the display surface) affixed to the external wall having –</p> <p>(a) a display area not more than 5 m²;</p> <p>(b) projecting not more than 600 mm from the external wall; and</p> <p>(c) a distance not more than 6 m from any part of the signboard to ground level</p>	
5	<p>Erection or alteration of a signboard (including replacement of the display surface) in the form of an individual character, letter, logo, graphic or symbol supported independently, each having –</p> <p>(a) a display area not more than 1 m²;</p> <p>(b) a projection not more than 150 mm from the external wall;</p> <p>(c) a distance not more than 6 m from any part of the signboard to ground level; and</p> <p>(d) not being erected on a common sign structure</p>	<p>Erection or alteration of a signboard in the form of an individual character, letter, logo, graphic or symbol supported independently, each having –</p> <p>(a) a display area not more than 1 m²;</p> <p>(b) a projection not more than 150 mm from the external wall;</p> <p>(c) a distance not more than 3 m from any part of the signboard to ground level; and</p> <p>(d) not being erected on a common sign structure</p>

Item	Class III Minor Works	Specified Exempted Works
6	Removal of a signboard projecting more than 600 mm from the external wall having – <ul style="list-style-type: none"> (a) a display area not more than 2 m²; (b) a projection not more than 2 m from the external wall to any part of the signboard; and (c) a distance not more than 6 m from any part of the signboard to ground level 	
7	Removal of a signboard located at the rooftop of a building having- <ul style="list-style-type: none"> (a) a display area not more than 5 m² and a height not more than 2 m; and (b) a distance more than 1.5 m from any part of the signboard to the perimeter of the roof 	
8	Removal of a signboard affixed to the external wall projecting not more than 600 mm from the wall having – <ul style="list-style-type: none"> (a) a display area not more than 10 m²; and (b) a distance not more than 6 m from any part of the signboard to ground level 	
9	Removal of a signboard in the form of an individual character, letter, logo, graphic or symbol supported independently, each having – <ul style="list-style-type: none"> (a) a display area not more than 1 m²; and (b) a distance not more than 6 m from any part of the signboard to ground level; 	Removal of a signboard in the form of an individual character, letter, logo, graphic or symbol supported independently, each having – <ul style="list-style-type: none"> (a) display area not more than 1 m²; and (b) a distance not more than 3 m from any part of the signboard to ground level;
10	Removal of a signboard located on or hung underneath the soffit of a balcony or canopy not being a cantilevered slab construction having – <ul style="list-style-type: none"> (a) a display area not more than 5 m², if located on the balcony or canopy; (b) a display area not more than 2 m², if hung 	

Item	Class III Minor Works	Specified Exempted Works
	<p>underneath the balcony or canopy; and</p> <p>(c) a vertical dimension not more than 1 m</p>	
11	<p>Removal of an outdoor signboard affixed to ground (excluding the spread footing) having –</p> <p>(a) a display area not more than 1 m²; and</p> <p>(b) a distance not more than 3 m from any part of the signboard to ground level</p>	
	Works in relation to window walls	
12	<p>Construction, alteration or replacement of a window wall involving sub-frame only-</p> <p>(a) the highest point of which is at a height not more than 100 m above ground level; and</p> <p>(b) the width and height of the sub-frame involved are both not more than 1.2 m</p> <p>If the window wall is located on ground floor, the works may involve both the main frame and sub-frame-</p> <p>(a) the highest point of which is at a height not more than 3.5 m above ground level; and</p> <p>(b) with the span of its structural elements not more than 6 m</p>	
13	<p>Removal of a window wall, the highest point of which is at a height not more than 3.5 m above ground level</p>	
	Works in relation to radio base stations for telecommunication services	
14	<p>Removal of a radio base station for telecommunication services which is installed in the form of enclosures or cabinets (with supporting structures) within or on the roof-</p> <p>(a) the maximum overall size of the base station is not more than 4.5 m x 4.5 m x 2 m (length</p>	

Item	Class III Minor Works	Specified Exempted Works
	<p>x width x height);</p> <p>(b) not involving concrete construction; and</p> <p>(c) being at a distance more than 1.5 m from the perimeter of the roof</p>	
15	Building works associated with the construction or alteration of a radio base station (comprising antennae or transceivers) for telecommunication services on the roof, with the weight of the antennae or transceivers not more than 150 kg and the associated building works do not project beyond the external wall	
16	Removal of building works associated with a radio base station for telecommunication services, with the station installed by erection of antennae and transceivers only	
	Others	
17	Removal of the whole internal staircase on ground level with a total height not more than 1.5 m, the staircase not being used as a means of escape or means of access for firefighting and rescue purposes	
18	Repair or replacement of protective barriers, where there is a difference in adjacent levels not more than 2 m	
19	Removal of a fence wall with a height not more than 3 m or an external mesh fence with a height not more than 5 m, located on ground	Removal of a fence wall or with a height not more than 1.1 m or an external mesh fence with a height not more than 3 m, located on ground
20	Erection, alteration, repair or removal of a metal gate at the fence wall or entrance to a building with the weight of any leaf of the metal gate not more than 200 kg	Erection, alteration, repair or removal of a metal gate at the fence wall or entrance to a building with the weight of any leaf of the metal gate not more than 100 kg

Item	Class III Minor Works	Specified Exempted Works
21	Erection, alteration or repair of the cladding fixed to the exterior of an external wall of a building, the wall not being an outer wall of a canopy or balcony and at a height not more than 6 m from the level of the adjoining floor	

C) Other Specified Exempted Works

Item	Specified Exempted Works
	Works in relation to water tanks
1	Replacement of a glass-reinforced-polyester water tank of capacity not more than 9 m ³ and a water head of not more than 2 m supported on slab, other than cantilevered slab construction; all in accordance to the original design. If the structure is located on roof, it should be at a distance more than 1.5m from the perimeter of the roof
2	Removal of a water tank or unauthorized water tank of glass-reinforced-polyester construction of capacity not more than 9 m ³ . If the structure is located on roof, it should be at a distance more than 1.5m from the perimeter of the roof
	Others
3*	Formation or reinstatement of an opening of size not more than 150 mm (i.e. length, width and diameter) in floor slab or roof slab. In case there is more than one opening formed, the minimum spacing between the centres of any two openings should not be less than 450 mm
4*	Excavation works at a depth not more than 0.3 m associated with minor works
5*	Erection, alteration or repair of external rendering or external wall tiles of a building at a height not more than 3 m from the level of the adjoining floor

* Items 3 to 5 are building works normally carried out with other minor works.

List of relevant papers

Date	Meeting/Event	References
15 February 2006	Oral question raised at Council meeting on "Regulation of Construction Works Undertaken for Owners of Private Buildings"	Hansard [page 13] http://www.legco.gov.hk/yr05-06/english/counmtg/hansard/cm0215ti-ranslate-e.pdf
27 March 2007	The then Panel on Planning, Lands and Works discussed with the Administration the subject of "Buildings (Amendment) Bill 2007 -- Minor Works Control System".	Information paper http://www.legco.gov.hk/yr06-07/english/panels/plw/papers/plw0327cb1-1184-5-e.pdf Background brief http://www.legco.gov.hk/yr06-07/english/panels/plw/papers/plw0327cb1-1184-6-e.pdf Minutes of meeting http://www.legco.gov.hk/yr06-07/english/panels/plw/minutes/pl070327.pdf Follow-up paper http://www.legco.gov.hk/yr06-07/english/panels/plw/papers/plw0327cb1-1891-1-e.pdf
7 December 2007	The Bills Committee was formed at the meeting of the House Committee to study the Buildings (Amendment) Bill 2007	Legislative Council Brief http://www.legco.gov.hk/yr07-08/english/bills/brief/b14_brf.pdf The Bill http://www.legco.gov.hk/yr07-08/english/bills/b0711231.pdf Legal Service Division Report http://www.legco.gov.hk/yr07-08/english/hc/papers/hc1207ls-17-e.pdf Minutes of meeting http://www.legco.gov.hk/yr07-08/english/hc/minutes/hc071207.pdf