



## Bills Committee on Buildings (Amendment) Bill 2010

HKCA supports the introduction of the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS) proposed in the Buildings (Amendment) Bill 2010.

The need to enforce regular inspections of the general health of older buildings and windows are considered the right steps towards making Hong Kong a safer place to live. As a trade association, we agree that both types of inspections could help early identification of potential problems in dilapidated buildings and if enforced properly should compel building owners and occupiers to carry out repair and maintenance to dwellings that should improve the service life of our aging building stocks and avoid mishaps. In any event, the disasters of building collapse at 45J Ma Tau Wai Road, falling of loosen concrete or plasters from external walls and internal ceilings should be prevented from happening in Hong Kong.

With regards to the repair and maintenance works subsequent to the inspections, we note that diverse types of building window systems have been used and for residential units with aluminum windows they are generally fixed with hinges and are the simplest whereas industrial and commercial buildings with cladding windows are far more complicated. It is hoped that BA's instruction or orders for building repair works should nominate the qualification of the service providers suitable for the complexity of the work to take the guess work out of the building owners. Registered General Building Contractors (RGBC) and Registered Minor Works Contractors (RMWC) are service providers with different management structures and experience; and each should be asked to handle those types of maintenance and repair works they are suitable of and capable for.

HKCA applauds the effort of the Government in taking the lead to tackle the daunting task and would offer our full support and co-operation to the Administration.

The Hong Kong Construction Association, Ltd.

18 March 2010