

**L.N. 74 of 2012**

**Building (Minor Works) (Amendment) Regulation 2012**

(Made by the Secretary for Development under section 38 of the Buildings Ordinance (Cap. 123))

**1. Commencement**

This Regulation comes into operation on 3 October 2012.

**2. Building (Minor Works) Regulation amended**

The Building (Minor Works) Regulation (Cap. 123 sub. leg. N) is amended as set out in section 3.

**3. Schedule 1 amended (minor works)**

(1) Schedule 1, Part 1, section 1—

**Add in alphabetical order**

“*aggregate length of any additional wall* (加建牆壁總長度) means the difference between the total length of the non-load bearing walls (excluding the width of any door openings on the walls) in a flat as shown on the approved plan and that as measured after the minor works item is carried out;

*flat* (樓宇單位) means any premises as shown on the approved plan of a building (whether domestic or non-domestic) of which the premises form part and delineated as a separate unit;”.

(2) Schedule 1, Part 2, Division 1, section 1—

**Repeal**

“and 1.40”

**Substitute**

“, 1.40, 1.41, 1.42, 1.43 and 1.44”.

- (3) Schedule 1, Part 2, Division 1, section 3—

**Repeal**

“and 3.38”

**Substitute**

“, 3.38, 3.39, 3.40, 3.41 and 3.42”.

- (4) Schedule 1, Part 3, Division 1, after item 1.40—

**Add**

“1.41. Erection of any non-load bearing block wall, laying of any solid floor screeding, or erection or alteration of any aboveground drain in a domestic flat—

- (a) that is subdivided into, or that as a result of the works will be subdivided into, 3 or more rooms at least 3 of which—
  - (i) are resulted from, or are affected by, an alteration of the layout of the flat;
  - (ii) are provided with a lavatory basin, sink, water-closet fitment, shower or bath; and
  - (iii) are intended as, or having regard to the size and layout of the rooms, are likely to be adapted as, places for sleeping; and
- (b) in which the number of rooms falling within the description of paragraph (a)(ii) and (iii) is, or as a result of the works will be, greater than that as shown on the approved plan,

provided that the works do not result in any additional load to any cantilevered slab.

- 1.42. Formation or alteration of any opening to the enclosure (other than a load bearing wall) of any staircase that is used as a means of escape or a means of access for firefighting and rescue or its protected lobby, provided that the works do not involve the alteration of any other structural elements.
- 1.43. Erection of any non-load bearing block wall in a flat, provided that—
- (a) the works do not result in any additional load to any cantilevered slab;
  - (b) the works do not involve the alteration of any other structural elements;
  - (c) the aggregate length of any additional wall per m<sup>2</sup> of the floor area of the flat is—
    - (i) more than 0.1 m for a domestic flat; or
    - (ii) more than 0.2 m for a non-domestic flat; and
  - (d) the works do not fall within the description of item 3.39 or 3.40.
- 1.44. Thickening of any floor slab in a flat by laying solid screeding, provided that—
- (a) the works do not result in any additional load to any cantilevered slab;

- (b) the thickness of the screeding is more than 25 mm measured from the structural floor level; and
  - (c) the works do not fall within the description of item 3.41 or 3.42.”.
- (5) Schedule 1, Part 3, Division 3, after item 3.38—

**Add**

- “3.39. Erection of any non-load bearing block wall in a domestic flat, provided that—
- (a) the works do not result in any additional load to any cantilevered slab;
  - (b) the works do not involve the alteration of any other structural elements;
  - (c) the density of the wall is not more than 650 kg per m<sup>3</sup>;
  - (d) the height of the wall is not more than 3 m;
  - (e) the thickness of the wall is not more than 75 mm;
  - (f) the thickness of the floor slab supporting the wall is not less than 125 mm;
  - (g) the thickness of the floor screeding of the floor slab supporting the wall is not more than 25 mm measured from the structural floor level; and
  - (h) the aggregate length of any additional wall per m<sup>2</sup> of the floor area of the flat is more than 0.1 m but not more than 0.3 m.
- 3.40. Erection of any non-load bearing block wall in a non-domestic flat, provided that—

- (a) the works do not result in any additional load to any cantilevered slab;
- (b) the works do not involve the alteration of any other structural elements;
- (c) the density of the wall is not more than 650 kg per m<sup>3</sup>;
- (d) the height of the wall is not more than 3.5 m;
- (e) the thickness of the wall is not more than 100 mm;
- (f) the thickness of the floor screeding of the floor slab supporting the wall is not more than 25 mm measured from the structural floor level; and
- (g) the aggregate length of any additional wall per m<sup>2</sup> of the floor area of the flat is more than 0.2 m but not more than 0.4 m.

3.41. Thickening of any floor slab of a domestic flat by laying solid screeding, provided that—

- (a) the works do not result in any additional load to any cantilevered slab;
- (b) if any non-load bearing block wall is erected in the flat—
  - (i) the aggregate length of any additional wall per m<sup>2</sup> of the floor area of the flat is less than 0.1 m; and
  - (ii) the conditions in item 3.39(a), (b), (c), (d), (e) and (f) are complied with;

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- (c) the thickness of the floor slab is not less than 125 mm;
  - (d) the density of the screeding is not more than 650 kg per m<sup>3</sup>; and
  - (e) the thickness of the screeding is—
    - (i) more than 25 mm but not more than 75 mm measured from the structural floor level; or
    - (ii) (if the aggregate area of the screeding is not more than 1.5 m<sup>2</sup> within a floor area of 10 m<sup>2</sup> of the flat and the nearest horizontal distance between each of the area of screeding is not less than 2 m) more than 25 mm but not more than 150 mm measured from the structural floor level.
- 3.42. Thickening of any floor slab of a non-domestic flat by laying solid screeding, provided that—
- (a) the works do not result in any additional load to any cantilevered slab;
  - (b) if any non-load bearing block wall is erected in the flat—
    - (i) the aggregate length of any additional wall per m<sup>2</sup> of the floor area of the flat is less than 0.2 m; and
    - (ii) the conditions in item 3.40(a), (b), (c), (d) and (e) are complied with;
  - (c) the density of the screeding is not more than 650 kg per m<sup>3</sup>; and
  - (d) the thickness of the screeding is—

- (i) more than 25 mm but not more than 125 mm measured from the structural floor level; or
- (ii) (if the aggregate area of the screeding is not more than 2.5 m<sup>2</sup> within a floor area of 10 m<sup>2</sup> of the flat and the nearest horizontal distance between each of the area of screeding is not less than 2 m) more than 25 mm but not more than 150 mm measured from the structural floor level.”.

Carrie LAM  
Secretary for Development

27 April 2012

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### **Explanatory Note**

This Regulation amends the Building (Minor Works) Regulation (Cap. 123 sub. leg. N) (*principal Regulation*). The purpose is to add 8 new items of minor works that are commonly involved in any subdivision of flats in Schedule 1 to the principal Regulation with a view to bringing these works under the control of the principal Regulation.