

18 August 2003

The Secretary General,  
Legislative Council,  
Legislative Council Building,  
8 Jackson Road,  
Central, Hong Kong

Dear Sir,

**Re.: Buildings (Amendment) Bill 2003**

We understand that the captioned Bill will soon be discussed by the Hon Members at its Second and Third Reading, we are pleased to share our views and recommendations on the Buildings (Amendment) Bill 2003.

**1. Introduction of a New Category of Minor Works and Registration of Minor Works Contractors**

We support this proposed provisions and have additional recommendations as follows:-

- To streamline the enforcement of this new provision, the meaning of minor works should be defined clearly.
- To build momentum into the Buildings Ordinance to improve the quality of building works continually, we recommend that the registration of buildings be phased in, apart from the registration of contractors.
- To provide basic information of building, such as design loading capacity, use of land, for public viewing so as to facilitate the carrying out of minor works.

**2. Registering Warning Notices in the Land Registry**

We are positive of the function of registering warning notices in the Land Registry in removing unauthorised building works. However, we have further recommendations as follows:-

- Owners should be given sufficient notice before the registering of the warning or removal orders in the Land Registry.
- Warning notice shall also be issued upon the request of Owners Corporations (OCs) or property management companies.

### **3. Improving Service to the Public**

We welcome the service of providing non-certified copy of plans and building documents. However, the charges of this service should be kept to the minimum. The charges of certified copies have been discouragingly high and a review of these charges is recommended.

### **4. Other Recommendations**

- We recommend that Buildings Department (BD) should take charge of handling water, seepage complaints in collaboration with Water Supplies Department and Food Environmental and Health Department.
- OCs or property management companies should be able to apply for the BSLS on behalf of individual owners without the written consent of such owners in handling orders issued by BD or Fire Services Department.

We hope you can pass our comments to the Hon. Members for their consideration.

For and on Behalf of  
The Hong Kong Institute of Housing

Andrew LEE  
President

c.c.: Director of Buildings