
L.N. 146 of 2011

Building (Inspection and Repair) Regulation

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Building (Inspection and Repair) Regulation

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

Part 1

Preliminary

1. Commencement

This Regulation comes into operation on a day to be appointed by the Secretary for Development by notice published in the Gazette.

2. Interpretation

In this Regulation—

authorized signatory (獲授權簽署人)—

- (a) in relation to a registered general building contractor, means a person appointed by the contractor to act for the contractor for the purposes of the Ordinance as mentioned in section 8B(2)(d) of the Ordinance; or
 - (b) in relation to a registered minor works contractor, means an authorized signatory, as defined in section 2(1) of the Building (Minor Works) Regulation (Cap. 123 sub. leg. N), of the contractor.
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Part 2

Matters Prescribed for Purposes of Ordinance

Division 1—Prescribed Inspection

3. Introductory

For the purpose of the definition of *prescribed inspection* in section 2(1) of the Ordinance, an examination or assessment of a building that satisfies sections 4 and 5 is prescribed as a prescribed inspection.

4. Scope of prescribed inspection

- (1) An examination or assessment mentioned in section 3 must cover—
 - (a) with regard to the common parts of a building, the components of all applicable items (including the finish to each item) specified in Schedules 1 and 2;
 - (b) with regard to an external wall of a building, the components of all applicable items (including the finish to each item) specified in Schedule 2;
 - (c) with regard to a projection of a building prescribed in section 9, the components of the projection (including the finish to the projection);
 - (d) with regard to a signboard erected on a building, the display surfaces, fixings and supporting structures of the signboard; and
 - (e) with regard to a window in a building, the components of the window.
- (2) The reference to the common parts in subsection (1)(a) does not include any window in the common parts.

- (3) The reference to an external wall in subsection (1)(b) does not include any window on the external wall.
- (4) In this section—
finish (飾面) includes any tiling, rendering, cladding or false ceiling.

5. Standard of prescribed inspection

- (1) An examination or assessment mentioned in section 3 must be carried out by reference to the standards specified in subsection (2) to—
 - (a) ascertain whether a building is safe or liable to become dangerous, or has been rendered dangerous;
 - (b) identify any defect or deficiency of a building; and
 - (c) make proposal for any prescribed repair.
- (2) The standards referred to in subsection (1) are—
 - (a) the standard of works as shown in any plan approved by the Building Authority in respect of the building, according to which the building was completed;
 - (b) the standard of works as shown in any plan in respect of the building submitted to the Building Authority under the Building (Minor Works) Regulation (Cap. 123 sub. leg. N);
 - (c) the standard of improvement works completed in respect of the building in accordance with the Fire Safety (Commercial Premises) Ordinance (Cap. 502) or the Fire Safety (Buildings) Ordinance (Cap. 572); and
 - (d) the standard of building design and construction prevalent at the time of construction of the building.
- (3) If more than one standard specified in subsection (2) is applicable to a building, reference is to be made to the latest of the applicable standards.

Division 2—Prescribed Repair

6. Introductory

For the purpose of the definition of *prescribed repair* in section 2(1) of the Ordinance, a repair or testing of a building that satisfies sections 7 and 8 is prescribed as a prescribed repair.

7. Scope of prescribed repair

A repair or testing mentioned in section 6 must cover, as the case requires, all of the items identified as being defective or having deficiencies under section 5(1)(b).

8. Standard of prescribed repair

- (1) A repair mentioned in section 6 must be carried out to the effect that the building has been rendered safe after the repair.
- (2) A testing mentioned in section 6 must be carried out to—
 - (a) verify any finding made in a prescribed inspection; or
 - (b) prove that the building is safe or has been rendered safe.
- (3) A repair under subsection (1) or a testing under subsection (2) must be carried out by reference to the standards specified in section 5(2).
- (4) If more than one standard specified in section 5(2) is applicable to a building, reference is to be made to the latest of the applicable standards.

Division 3—Projection

9. Projection

- (1) For the purpose of section 30B(5) of the Ordinance, each of the following is prescribed as a projection—

- (a) a balcony;
 - (b) a verandah;
 - (c) a planter box;
 - (d) a drying rack;
 - (e) a window canopy as described in subsection (2);
 - (f) any supporting structure for a building service installation (excluding any drainage system);
 - (g) any pipe or duct that is associated with the building service installation mentioned in paragraph (f).
- (2) A window canopy referred to in subsection (1)(e) is a structure projecting from an external wall of a building that is—
- (a) located above an opening;
 - (b) not carrying any floor load; and
 - (c) either cantilevered or supported by brackets.

Division 4—Representative of Qualified Person

10. Representative of qualified person for purpose of section 30E(4) of Ordinance

For the purpose of section 30E(4) of the Ordinance, if a qualified person is a registered general building contractor or registered minor works contractor, an authorized signatory of the contractor is prescribed as a representative of the qualified person.

Part 3

Documents to be Submitted to Building Authority for Prescribed Inspection and Prescribed Repair

Division 1—Notification of Appointment of Registered Inspector and Qualified Person

11. Notification of appointment of registered inspector and qualified person

- (1) A registered inspector appointed under section 30D(1)(a) or (b), or a qualified person appointed under section 30E(1)(a) or (b), of the Ordinance must, within 7 days after the date of appointment, notify the Building Authority of the appointment in the specified form.
- (2) The notification must be signed by—
 - (a) the registered inspector or qualified person; and
 - (b) the person for whom the prescribed inspection or prescribed repair is to be carried out.

Division 2—Documents to be Submitted to Building Authority on Completion of Prescribed Inspection and Prescribed Repair

12. Documents to be submitted on completion of prescribed inspection in respect of buildings

- (1) This section does not apply to a prescribed inspection in respect of a window in a building.
- (2) A registered inspector appointed under section 30D(1)(a) of the Ordinance must, within 7 days after completion of a prescribed inspection in respect of a building, submit to the Building Authority—

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- (a) an inspection report that includes—
 - (i) a statement of the methods that the registered inspector has adopted for the prescribed inspection;
 - (ii) a report on the findings of the prescribed inspection, including any inspection record and test result;
 - (iii) an assessment on the findings of the prescribed inspection;
 - (iv) (if applicable) a proposal for the prescribed repair required to render the building safe; and
 - (v) (if applicable) a report of any building works that the registered inspector is required to notify the Building Authority under section 30D(5)(b) of the Ordinance; and
 - (b) a certificate in the specified form in which the registered inspector certifies that—
 - (i) the registered inspector has carried out a prescribed inspection in respect of the building in accordance with the Ordinance;
 - (ii) in the opinion of the registered inspector—
 - (A) the building is safe and no prescribed repair is required; or
 - (B) the building has been rendered dangerous, or is liable to become dangerous, and a prescribed repair is required to be carried out to render the building safe; and
 - (iii) the inspection report mentioned in paragraph (a) is prepared in accordance with the Ordinance.
 - (3) If—
 - (a) a prescribed repair in respect of the building is required to be carried out; and

- (b) a different registered inspector is appointed under section 30D(1)(b) of the Ordinance,
- the registered inspector appointed under section 30D(1)(a) of the Ordinance must also submit to the Building Authority, within 14 days after completion of the prescribed repair, a certificate in the specified form in which the registered inspector certifies that the registered inspector is not a partner, director, or authorized signatory of the registered contractor appointed to carry out the prescribed repair.

13. Documents to be submitted on completion of prescribed repair in respect of buildings

- (1) This section does not apply to a prescribed repair in respect of a window in a building.
- (2) A registered inspector appointed under section 30D(1)(b) of the Ordinance must, within 14 days after completion of a prescribed repair in respect of a building, submit to the Building Authority—
- (a) a completion report that includes—
- (i) a report on the prescribed repair, including any record of repair works carried out, report or certificate of the materials used, statement of the methods of testing adopted for the prescribed repair and record of the result of the testing conducted; and
 - (ii) (if revisions have been made to the proposal for the prescribed repair mentioned in section 12(2)(a)(iv)) an account of all the revisions made; and
- (b) a certificate in the specified form in which the registered inspector certifies that—
- (i) the prescribed repair has been carried out in accordance with the Ordinance;

- (ii) the prescribed repair has been carried out in accordance with the proposal mentioned in section 12(2)(a)(iv), or the revised proposal mentioned in section 22(2);
 - (iii) in the opinion of the registered inspector, the building has been rendered safe after completion of the prescribed repair; and
 - (iv) the completion report mentioned in paragraph (a) is prepared in accordance with the Ordinance; and
- (c) a certificate in the specified form in which the registered inspector certifies that the registered inspector is not a partner, director, or authorized signatory of the registered contractor appointed to carry out the prescribed repair.

14. Documents to be submitted on completion of prescribed inspection and prescribed repair in respect of windows

- (1) A qualified person appointed under section 30E(1)(a) of the Ordinance must, if no prescribed repair is required, within 14 days after completion of a prescribed inspection, submit to the Building Authority a certificate in the specified form in which the qualified person certifies that—
- (a) the qualified person, or a representative of the qualified person, has carried out a prescribed inspection in respect of a window in accordance with the Ordinance; and
 - (b) in the opinion of the qualified person, the window is safe and no prescribed repair is required.
- (2) A qualified person appointed under section 30E(1)(a) and (b) of the Ordinance must, within 14 days after completion of a prescribed repair, submit to the Building Authority a certificate in the specified form in which the qualified person certifies that—

- (a) the qualified person, or a representative of the qualified person, has carried out a prescribed inspection in respect of a window in accordance with the Ordinance;
 - (b) in the opinion of the qualified person, the window has been rendered dangerous, or is liable to become dangerous, and a prescribed repair is required to be carried out to render the window safe;
 - (c) the prescribed repair has been carried out in accordance with the Ordinance; and
 - (d) in the opinion of the qualified person, the window has been rendered safe after completion of the prescribed repair.
- (3) Subsections (4) and (5) apply if different qualified persons are appointed under section 30E(1)(a) and (b) of the Ordinance to carry out a prescribed inspection and supervise a prescribed repair in respect of a window in a building.
- (4) A qualified person appointed under section 30E(1)(a) of the Ordinance must, within 7 days after completion of a prescribed inspection, submit to the Building Authority—
- (a) an inspection report that includes—
 - (i) a report on the findings of the prescribed inspection, including any inspection record and test result;
 - (ii) an assessment on the findings of the prescribed inspection; and
 - (iii) (if applicable) a proposal for the prescribed repair required to render the window safe; and
 - (b) a certificate in the specified form in which the qualified person certifies that—

- (i) the qualified person, or a representative of the qualified person, has carried out the prescribed inspection in accordance with the Ordinance; and
 - (ii) in the opinion of the qualified person, the window has been rendered dangerous, or is liable to become dangerous, and a prescribed repair is required to be carried out to render the window safe.
 - (5) A qualified person appointed under section 30E(1)(b) of the Ordinance must, within 14 days after completion of a prescribed repair, submit to the Building Authority a certificate in the specified form in which the qualified person certifies that—
 - (a) the prescribed repair has been carried out in accordance with the Ordinance;
 - (b) the prescribed repair has been carried out in accordance with the proposal mentioned in subsection (4)(a)(iii), or the revised proposal mentioned in section 23(2); and
 - (c) in the opinion of the qualified person, the window has been rendered safe after completion of the prescribed repair.
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Part 4

Duties of Registered Inspector, Qualified Person and Registered Contractor

Division 1—Duty of Registered Inspector in respect of Detailed Investigation

15. Application

This Division does not apply to a prescribed inspection in respect of a window in a building.

16. Interpretation

In this Division—

detailed investigation (詳細調査) means any detailed examination or assessment mentioned in section 17.

17. Detailed investigation

If, during the course of a prescribed inspection in respect of a building—

- (a) a registered inspector appointed under section 30D(1)(a) of the Ordinance identifies any serious defect in the building constituting structural instability or serious health hazard; or
- (b) the extent or cause of a defect in the building cannot be ascertained,

then, for the purpose of making a proposal for a prescribed repair, a detailed examination or assessment of any item specified in Schedule 1 or 2, or any projection or signboard, may be conducted to ascertain the seriousness, or extent or cause, of the defect.

18. Duty of registered inspector to obtain endorsement of proposal from Building Authority

- (1) If a registered inspector appointed under section 30D(1)(a) of the Ordinance considers that a detailed investigation is necessary for making a proposal for a prescribed repair, the registered inspector must—
 - (a) notify the Building Authority in writing of the intention to conduct a detailed investigation; and
 - (b) submit to the Building Authority a proposal of the detailed investigation for endorsement.
- (2) The proposal mentioned in subsection (1)(b) must include—
 - (a) the purpose of conducting a detailed investigation;
 - (b) the proposed scope, method and particulars of the detailed investigation;
 - (c) the justification for the proposed method; and
 - (d) a summary of all building defects subject to the detailed investigation, accompanied by any annotated photo and marked-up plan.

19. Decision of Building Authority

- (1) The Building Authority may endorse (whether in whole or in part), or refuse to endorse, a proposal submitted under section 18(1)(b).
- (2) The Building Authority must, within 28 days after receiving a notification and proposal mentioned in section 18(1), notify the registered inspector of the Building Authority's decision under subsection (1) and, if the Building Authority refuses to endorse the proposal, state the reason for the refusal.

20. Duty of registered inspector in arranging for detailed investigation

- (1) Subject to subsection (2), a registered inspector—

- (a) must not commence any detailed investigation before receiving the Building Authority's endorsement of the proposal; and
 - (b) must arrange for the detailed investigation in accordance with the proposal, or any part of the proposal, as endorsed by the Building Authority.
- (2) Despite subsection (1), a registered inspector may still arrange for a detailed investigation the proposal of which is not endorsed (whether in whole or in part) by the Building Authority under section 19(1), so long as—
 - (a) the person for whom the prescribed inspection is carried out has been duly informed of the Building Authority's refusal; and
 - (b) the person decides nevertheless to proceed with the detailed investigation.

21. Engagement of specialist

- (1) A registered inspector may, as the case requires, engage and supervise a specialist to carry out a detailed investigation.
- (2) Subsection (1) is an exemption for the purpose of section 30D(3)(a) of the Ordinance.

Division 2—Duty of Registered Inspector in respect of Supervision of Prescribed Repair

22. Proposal and revised proposal for prescribed repair in respect of buildings

- (1) Subject to subsection (2), a registered inspector appointed under section 30D(1)(b) of the Ordinance must ensure that a prescribed repair is carried out, in accordance with a proposal mentioned in section 12(2)(a)(iv), in respect of the building for which the registered inspector is appointed to supervise the prescribed repair.

- (2) If, during the course of the prescribed repair, certain matter is revealed or circumstance arises in response to which the registered inspector considers it necessary to revise the proposal, the registered inspector must submit a revised proposal to the Building Authority within 7 days after the matter is revealed or circumstance arises.

Division 3—Duty of Qualified Person in respect of Supervision of Prescribed Repair

23. Proposal and revised proposal for prescribed repair in respect of windows

- (1) Subject to subsection (2), a qualified person appointed under section 30E(1)(b) (but not appointed under section 30E(1)(a)) of the Ordinance must ensure that a prescribed repair is carried out, in accordance with a proposal mentioned in section 14(4)(a)(iii), in respect of the window for which the qualified person is appointed to supervise the prescribed repair.
- (2) If, during the course of the prescribed repair, certain matter is revealed or circumstance arises in response to which the qualified person considers it necessary to revise the proposal, the qualified person must submit a revised proposal to the Building Authority within 7 days after the matter is revealed or circumstance arises.

Division 4—Duty of Registered Inspector in respect of Appointment of Representative

24. Appointment of representative of registered inspector

- (1) A registered inspector appointed under section 30D(1)(b) of the Ordinance may appoint a representative to perform any duty in supervising a prescribed repair on behalf of the registered inspector.

- (2) A registered inspector appointing a representative under subsection (1) must, not less than 7 days before making the appointment, notify the Building Authority in writing of the intended appointment.
- (3) If there is any change in the appointment (other than an appointment of a representative) made under subsection (1), the registered inspector must, within 7 days after the date of the change, notify the Building Authority in writing of that fact.
- (4) The particulars, qualifications and experience of a representative must be provided in the notification mentioned in subsection (2).
- (5) Despite the appointment of a representative under subsection (1), the registered inspector is held personally responsible for the supervision of the prescribed repair.

25. Power of Building Authority to reject appointment of representative

- (1) The Building Authority may reject an appointment of a representative under section 24(1) if the Building Authority considers that the qualifications or experience of the intended representative is not sufficient or suitable for the purpose of performing the duty required of the representative under the Ordinance.
- (2) In a case of rejection under subsection (1), the Building Authority must—
 - (a) notify the registered inspector in writing of the rejection and the reason for the rejection; and
 - (b) specify the date of the rejection in the notice.
- (3) An appointment rejected under subsection (1) ceases to have effect from the date specified under subsection (2)(b).

**Division 5—Duty in respect of Change of Appointment
of Registered Inspector or Qualified Person****26. Application**

This Division applies if a notification of appointment of a registered inspector or qualified person has been made under section 11(1).

27. Duty of registered inspector and qualified person on cessation to act

If a registered inspector appointed under section 30D(1)(a) or (b), or a qualified person appointed under section 30E(1)(a) or (b), of the Ordinance becomes unwilling or unable to act, the registered inspector or qualified person must, within 7 days after the date on which the registered inspector or qualified person has ceased to act, notify the Building Authority in writing of that fact.

28. Duty of registered inspector in case of nomination under section 30D(10) of Ordinance

(1) If a registered inspector (*nominator*) appointed under section 30D(1)(b) of the Ordinance has nominated another registered inspector (*nominee*) under section 30D(10) of the Ordinance to temporarily act in the place of the nominator, the nominator must, within 7 days after the date of the nomination, submit to the Building Authority a notification in the specified form, stating—

- (a) that the nominator has nominated the nominee to temporarily act in the place of the nominator under section 30D(10) of the Ordinance; and
- (b) that both the nominator and nominee have confirmed the nomination.

- (2) If a nominee ceases to be nominated, the nominator must, within 7 days after the date of cessation, notify the Building Authority in writing of that fact.

29. Prescribed repair must not be carried out if registered inspector or qualified person becomes unwilling or unable to act

- (1) If a registered inspector appointed under section 30D(1)(b) of the Ordinance becomes unwilling or unable to act and no person is nominated under section 30D(10) of the Ordinance to act in the place of the registered inspector, the prescribed repair for which the registered inspector is appointed to supervise must cease until—
 - (a) another registered inspector is appointed under section 30D(1)(b) of the Ordinance to replace the original registered inspector to supervise the prescribed repair; and
 - (b) notification of the new appointment is made under section 11(1).
- (2) If a qualified person appointed under section 30E(1)(b) of the Ordinance becomes unwilling or unable to act, the prescribed repair for which the qualified person is appointed to supervise must cease until—
 - (a) another qualified person is appointed under section 30E(1)(b) of the Ordinance to replace the original qualified person to supervise the prescribed repair; and
 - (b) notification of the new appointment is made under section 11(1).

Division 6—General Duties of Registered Inspector, Qualified Person and Registered Contractor

30. Duty of registered inspector and qualified person to deliver copy of document

- (1) A registered inspector appointed under section 30D(1)(a) of the Ordinance to carry out a prescribed inspection must deliver a copy of each document submitted to the Building Authority under section 12(2) to—
 - (a) the person for whom the prescribed inspection is carried out, within 7 days after completion of the prescribed inspection; and
 - (b) (if a prescribed repair is required and a different registered inspector is appointed under section 30D(1)(b) of the Ordinance) the registered inspector appointed under that section, within 2 months after the date of submission under section 12(2), or before the commencement of the prescribed repair, whichever is the earlier.
- (2) A registered inspector appointed under section 30D(1)(b) of the Ordinance to supervise a prescribed repair must deliver to—
 - (a) the registered contractor appointed to carry out the prescribed repair—
 - (i) a copy of each document submitted to the Building Authority under section 12(2), before the commencement of the prescribed repair; and
 - (ii) (if a revised proposal is submitted to the Building Authority under section 22(2)) a copy of the revised proposal, on the same day on which the revised proposal is submitted to the Building Authority; and

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- (b) the person for whom the prescribed repair is carried out, a copy of each document submitted to the Building Authority under sections 13(2) and (if applicable) 22(2), on the same day on which the documents are submitted to the Building Authority.
- (3) A qualified person appointed under section 30E(1)(a) of the Ordinance to carry out a prescribed inspection must deliver—
- (a) (if no prescribed repair is required) a copy of the document submitted to the Building Authority under section 14(1) to the person for whom the prescribed inspection is carried out, on the same day on which the document is submitted to the Building Authority; or
 - (b) (if a prescribed repair is required and a different qualified person is appointed under section 30E(1)(b) of the Ordinance) a copy of each document submitted to the Building Authority under section 14(4) to—
 - (i) the qualified person appointed under section 30E(1)(b) of the Ordinance, within 1 month after the date of submission under section 14(4), or before the commencement of the prescribed repair, whichever is the earlier; and
 - (ii) the person for whom the prescribed inspection is carried out, on the same day on which the documents are submitted to the Building Authority.
- (4) A qualified person appointed under section 30E(1)(b) (but not appointed under section 30E(1)(a)) of the Ordinance to supervise a prescribed repair must deliver to—
- (a) (if the qualified person does not also act as a registered contractor to carry out the prescribed repair) the registered contractor appointed to carry out the prescribed repair—

- (i) a copy of each document submitted to the Building Authority under section 14(4)(a), before the commencement of the prescribed repair; and
- (ii) (if a revised proposal is submitted to the Building Authority under section 23(2)) a copy of the revised proposal, on the same day on which the revised proposal is submitted to the Building Authority; and
- (b) the person for whom the prescribed repair is carried out, a copy of each document submitted to the Building Authority under sections 14(5) and (if applicable) 23(2), on the same day on which the documents are submitted to the Building Authority.
- (5) If the same qualified person is appointed under section 30E(1)(a) and (b) of the Ordinance, the qualified person must deliver to the person for whom the prescribed repair is carried out a copy of the document submitted to the Building Authority under section 14(2), on the same day on which the document is submitted to the Building Authority.

31. Duty of registered inspector and qualified person to provide to Building Authority any information as may be required

If a registered inspector or qualified person has prepared any document in respect of a prescribed inspection or prescribed repair that is submitted to the Building Authority under section 12(2) or (3), 13(2), 14(1), (2), (4) or (5), 18(1)(b), 22(2) or 23(2), the registered inspector or qualified person must provide to the Building Authority any additional information that the Building Authority may require with regard to the prescribed inspection or prescribed repair.

32. Duty of registered contractor to keep inspection report on site

A registered contractor appointed to carry out a prescribed repair must—

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- (a) keep, on the site on which the prescribed repair is carried out, a copy of the documents submitted to the Building Authority under sections 12(2)(a) or 14(4)(a), and 22(2) or 23(2) (as the case requires); and
 - (b) produce the copy to the Building Authority at the time that the Building Authority may require.
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Part 5

Miscellaneous

33. Completion of document

Any document required to be submitted under this Regulation must be—

- (a) clearly and correctly completed to supply the information required; and
- (b) duly signed.

34. Material and form of report and proposal

Any report or proposal required to be submitted under this Regulation must be prepared and presented in a clear and intelligible manner on a suitable and durable material.

35. Preparation of and signature on report and proposal

- (1) Any report or proposal required to be submitted under this Regulation in relation to a prescribed inspection must be—
 - (a) prepared by, or under the supervision or direction of, as the case requires, a registered inspector appointed under section 30D(1)(a), or a qualified person appointed under section 30E(1)(a), of the Ordinance for the prescribed inspection; and
 - (b) signed by the registered inspector or qualified person.
- (2) Any report or revised proposal required to be submitted under this Regulation in relation to a prescribed repair must be—
 - (a) prepared by, or under the supervision or direction of, as the case requires, a registered inspector appointed under section 30D(1)(b), or a qualified person appointed under section 30E(1)(b), of the Ordinance for the prescribed repair; and

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- (b) signed by the registered inspector or qualified person.
- (3) A registered inspector or qualified person signing a report, proposal or revised proposal under subsection (1) or (2) is regarded as having agreed to assume all responsibilities under the Ordinance regarding the report or proposal.

36. Duty imposed by this Regulation not to prejudice any other duty imposed by Ordinance or other enactment

A duty imposed on a person by this Regulation does not affect any duty imposed on the person by any other provision of the Ordinance or any other enactment.

Schedule 1

[ss. 4 & 17]

List of Items for Prescribed Inspection in respect of Common Parts (Other than External Walls) of Buildings

1. Building structures including transfer structures, cantilevered structures and exposed pile caps.
 2. Fire safety provisions including—
 - (a) means of escape;
 - (b) means of access for fire fighting and rescue; and
 - (c) fire resisting construction.
 3. Common drain pipes of aboveground and underground drainage systems, including any associated fixings.
 4. Fixtures and installations including metal gates, fence walls, protective barriers, parapets, balustrades and skylights.
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Schedule 2

[ss. 4 & 17]

List of Items for Prescribed Inspection in respect of External Walls of Buildings

1. Building structures including transfer structures and cantilevered structures.
2. Non-structural items including fins, grilles and metal louvers.
3. Curtain walls.
4. Appendages, architectural projections, and fixtures and installations (including metal gates, protective barriers, parapets and balustrades).

Carrie LAM
Secretary for Development

26 October 2011

Explanatory Note

The object of this Regulation is to provide for the detailed procedural and technical requirements relating to prescribed inspections and prescribed repairs in respect of buildings.

2. The Regulation contains 5 Parts and 2 Schedules. The main provisions are as follows—
 - (a) Part 1 contains the preliminary provisions on commencement and interpretation;
 - (b) Part 2 provides for the matters prescribed for the purposes of the Buildings Ordinance (Cap. 123) (*the Ordinance*). It includes the scope and standard of a prescribed inspection and a prescribed repair, the meaning of a projection for the purpose of section 30B(5) of the Ordinance and the meaning of a representative of a qualified person for the purpose of section 30E(4) of the Ordinance;
 - (c) Part 3 specifies the documents to be submitted by registered inspectors and qualified persons to the Building Authority at different stages of prescribed inspections and prescribed repairs;
 - (d) Part 4 sets out the specific and general duties of registered inspectors, qualified persons and registered contractors when carrying out prescribed inspections and prescribed repairs;
 - (e) Part 5 contains miscellaneous provisions including certain formality requirements on the documents, reports or proposals submitted under the Regulation;
 - (f) Schedule 1 sets out the list of items for prescribed inspections in respect of the common parts (other than the external walls) of buildings;
 - (g) Schedule 2 sets out the list of items for prescribed inspections in respect of the external walls of buildings.