

修訂《建築物條例》(第123章)附表8

Amendment to Schedule 8 to the Buildings Ordinance

背景

Background

現有檢核計劃

Existing Validation Schemes

- 家居小型工程檢核計劃
Household Minor Works Validation Scheme
 - 於2010年12月31日實施
Came into operation on 31 December 2010
 - 檢核項目包括：用於支承空調機、冷卻水塔或任何相關空氣管道的違例金屬支架或違例構築物；違例晾衣架及違例簷篷
Validation items include: Unauthorised supporting frames or structures for an air-conditioning unit, water cooling tower or any associated air duct, unauthorised drying racks and unauthorised canopy
- 招牌檢核計劃
Signboard Validation Scheme
 - 於2013年9月2日實施
Came into operation on 2 September 2013

檢核計劃：好處

Benefits of Validation Scheme

- 有關適意設施經檢核後可以繼續保留使用
To allow the continued use of the relevant amenity features upon validation
- 切合樓宇住戶實際需要
To meet genuine needs of building occupants
- 避免浪費
Avoid wastage

建議擴展檢核計劃

Proposed Extended Validation Scheme

- 新增11類適意設施

To extend 11 types of amenity features

- 包括《2020年建築物(小型工程)(修訂)規例》中新增的適意設施
To include additional amenity features under the Building (Minor Works) (Amendment) Regulation 2020
- 適用於2020年9月1日前完成或進行，並符合訂明描述及規定的現存違例適意設施
Applicable to existing unauthorised amenity features meeting the prescribed descriptions and requirements and completed or carried out before 1 Sep 2020
- 須經訂明註冊建築專業人士或訂明註冊承建商進行安全檢查及所需加固工程
Require the inspection and necessary strengthening by a prescribed building professional or a prescribed registered contractor

新增11類小型適意設施

Proposed Eleven Types of Amenity Features



用於支承屋宇裝備裝置的構築物或其金屬箱
Supporting structure or metal casing for a building services installation



新增11類小型適意設施

Proposed Eleven Types of Amenity Features



用於支承無線電通訊站的構築物

Supporting structure for a radio base station



用於支承照明裝置的支架

Supporting frame for a light fitting

新增11類小型適意設施

Proposed Eleven Types of Amenity Features



實心圍牆
Solid fence wall



網欄或金屬欄杆
Mesh fence or metal railing

新增11類小型適意設施

Proposed Eleven Types of Amenity Features



支柱
Pole



金屬閘
Metal gate

新增11類小型適意設施

Proposed Eleven Types of Amenity Features



簷篷
Canopy



可收合遮篷
Retractable awning

新增11類小型適意設施

Proposed Eleven Types of Amenity Features



花棚
Trellis



金屬通風管道或任何相關的承托支架
Metal ventilation duct or any associated supporting frame

未來路向

Way Forward

- 待決議獲得通過，《2021年建築物（小型工程）（修訂）規例》會以先訂立後審議的程序提交立法會省覽
Upon passage of the resolution, the Building (Minor Works) (Amendment) Regulation 2021 will be tabled before the LegCo meeting for negative vetting
- 《建築物（小型工程）規例》的修訂包括：
The amendments of Building (Minor Works) Regulation include:
 - 訂明日期以指明檢核計劃適用於該日期前完成或進行的訂明建築物或建築工程；及
A date to be prescribed that the prescribed building or building works completed or carried out before this date will be applicable to the validation scheme; and
 - 於附表3訂明建築物或建築工程的詳情
The descriptions of the prescribed building or building works to be prescribed in Schedule 3
- 發展局局長將指定決議及《2021年建築物（小型工程）（修訂）規例》的生效日期。
Secretary for Development will appoint a commencement date for the resolution and the Building (Minor Works) (Amendment) Regulation 2021

- 完 -
- The End -