

Building Safety Webinar for Building Professionals



Maintenance of Old Private Buildings under Operation Building Bright 2.0

20 October 2020



Building Safety Webinar for Building Professionals



Contents

- Building Maintenance under BO
- Operation Building Bright 2.0
- Buildings Department's involvement in Operation Building Bright 2.0
- Requirements under MBIS
- Challenges and Problems encountered
- Q&A

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1. Building Maintenance under Buildings Ordinance

Building Maintenance under BO



- Building Design Life → Proper Maintenance
- Responsibility of building maintenance → Building Owners
- Buildings Ordinance → S26, S26A, S28 Orders, etc.
- Mandatory Building Inspection Scheme (MBIS) / Mandatory Window Inspection Scheme (MWIS)



Background of MBIS and MWIS



MBIS/MWIS

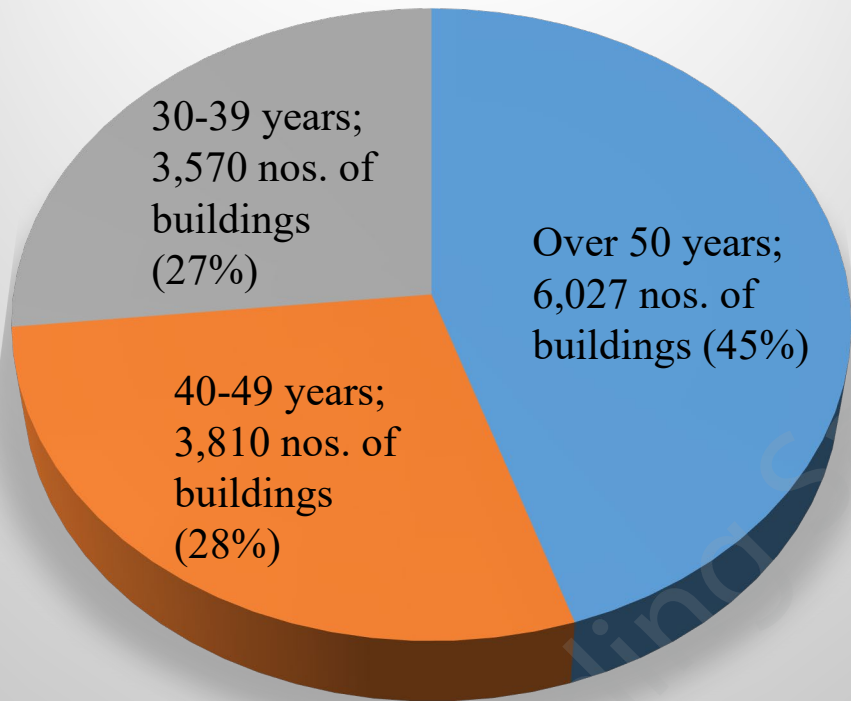
- Implemented since 30 June 2012
- To deal with aged buildings and promoting building safety, "prevention is better than cure".
- Except for domestic buildings not exceeding three storeys:
 - ✓ MBIS - buildings aged 30 years or above, every 10 years
 - ✓ MWIS – buildings aged 10 years or above, every 5 years



Statistics on buildings (residential / composite) under MBIS

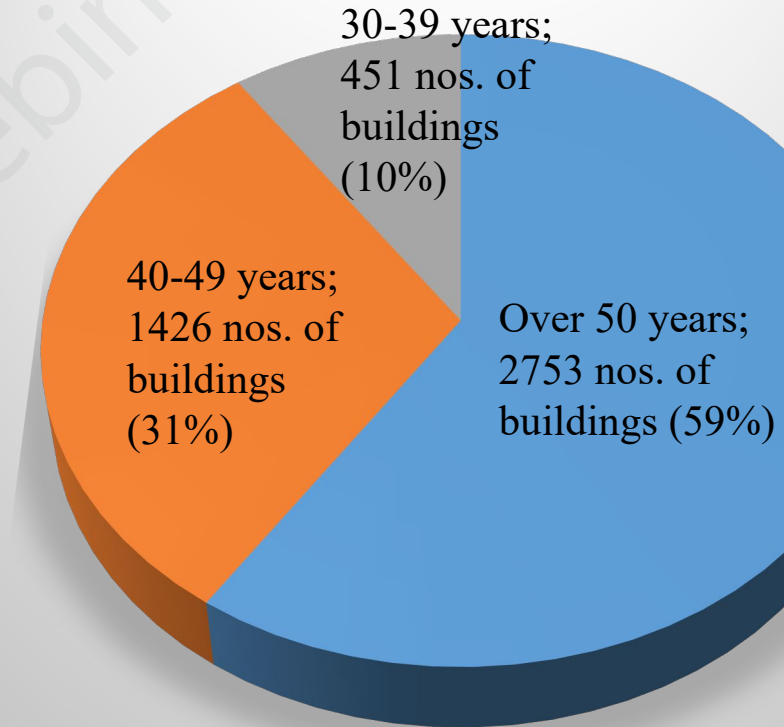


No. of Residential / Composite Buildings



Total nos. of building
= approx. 13,407 (as at the end of 2019)

With MBIS notices issued

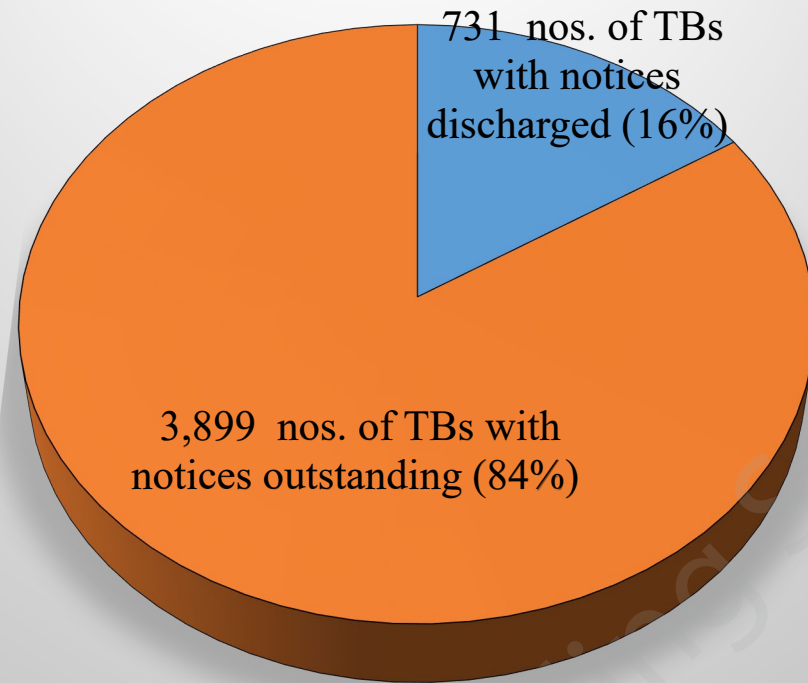


Total nos. of building
= approx. 4,630 (as at the end of 2019)

Statistics on MBIS/MWIS compliance (residential / composite)

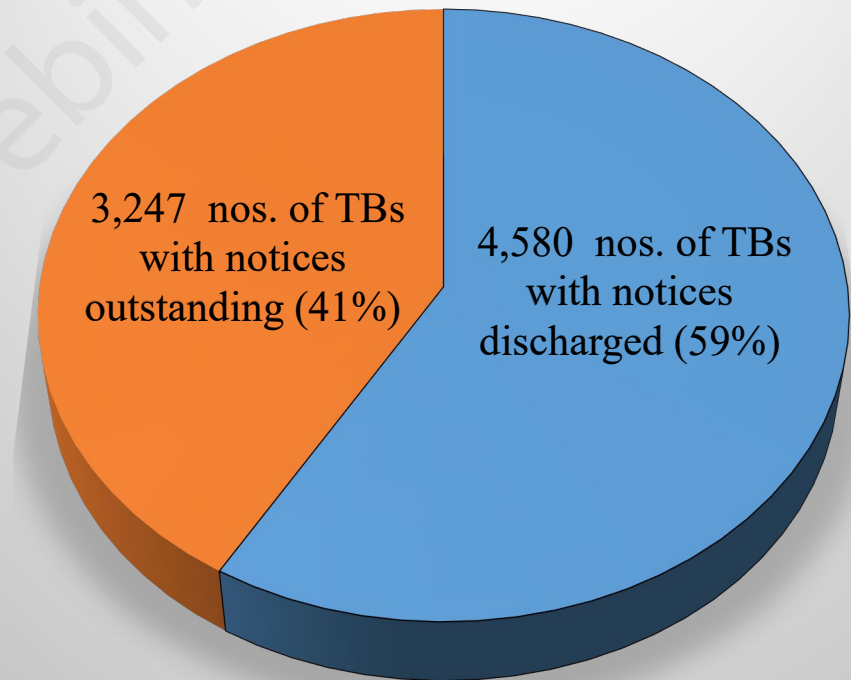


MBIS - Compliance Status (Common Parts)



Total nos. of building
= approx. 4,630 (as at the end of 2019)

MWIS - Compliance Status (Common Parts)



Total nos. of building
= approx. 7,827 (as at the end of 2019)

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2. Operation Building Bright 2.0 (OBB 2.0)



OBB 2.0



- In the Chief Executive's 2017 Policy Address, the Chief Executive announced the plan to roll out “OBB 2.0”. Launched in the latter half of 2018
- Owners have genuine difficulties, lack of
 - ✓ financial means;
 - ✓ technical knowledge; and/or
 - ✓ organisation ability (aged “three-nil” buildings)
- To prevent posing safety hazards to the general public.





Major features include:

- A risk-based approach – old residential/composite building, low average rateable values
- To focus on raising the safety standards → MBIS



OBB 2.0



Major features include:

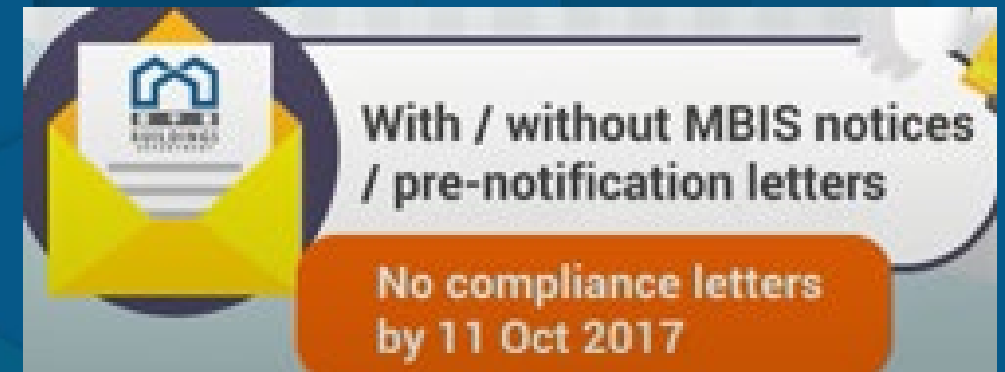
- Subsidies to owner-occupiers only, a one-off subsidy scheme
- BD would exercise its power under statute to carry out the relevant inspections and repair works in default





Category 1 buildings

- Owners organise themselves the prescribed inspection and repair
- 1st round application: 9 July 2018 to 31 Oct 2018
- 2nd round application: 2 July 2020 to 30 Oct 2020





Category 2 buildings

- Owners with difficulties in organising themselves for compliance with MBIS notices.
- BD to carry out work in default of owners and recover the cost of works from them afterwards.
- Eligible owners may seek to cover the cost of default work by applying to URA for subsidies under OBB 2.0.



Enhanced OBB 2.0



- Chief Executive's 2019 Policy Address



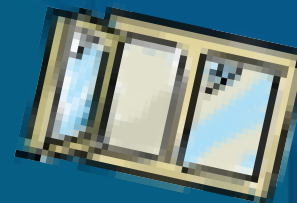


OBB 2.0	Enhanced OBB 2.0
Building aged 50 years above (residential /composite bldg.)	Building aged 40 years above (residential /composite bldg.)
Owners received MBIS notices or pre- notification letters, but not yet comply with MBIS notice(s) for the common parts of the building as at 11 Oct 2017	Buildings aged 40 to 49 years that have received but not yet complied with MBIS notice(s) for the common part of the building as at 11 Oct 2019 Buildings aged 50 years or above, irrespective of whether they have any outstanding MBIS notices(s).
Average RV of all domestic units as of 2017/18 in the bldg. should not exceed: \$162,000 in urban areas (including districts of Shatin, Kwai Tsing and Tsuen Wan) \$124,000 in the New Territories (excluding districts of Shatin, Kwai Tsing and Tsuen Wan)	
3 Billion	6 Billion
2,500 Buildings	5,000 Buildings

Enhanced OBB 2.0



Year	Up to 2019	2020	2021	2022	2023	2024	2025	Total
Target number of buildings under OBB 2.0	500	500	500	500	500	-	-	2500
Target number of buildings under Enhanced OBB 2.0	500	500	700	750	850	850	850	5000



OBB 2.0



(a) For prescribed inspection and repair works for common parts of the buildings:

Owner-occupied unit	Level of Subsidy
Owner-occupiers	80% of the cost of the relevant works, subject to a cap of HK\$40,000 per unit
Elderly owner-occupiers aged 60 or above	100% of the cost of the relevant works, subject to a cap of HK\$50,000 per unit

OBB 2.0



(b) For owner-occupiers of the buildings, approved to participating 2nd Round of OBB 2.0 for carrying out prescribed inspection and repair works for common parts of the buildings may apply for the following subsidy if needed:

Owner-occupied unit	Level of Subsidy
All owner-occupiers	50% of the cost of the relevant works, subject to a cap of HK\$6,000 per unit



3. Buildings Department's Involvement in Operation Building Bright 2.0

BD's Involvement



BD to carry out work in default of owners and recover the cost of works from them afterwards for Category 2 Buildings

Arrangement of default works under OBB 2.0:

- Selection of Target Buildings (TBs) for default work will be conducted under a prioritised system according to the established principles and scoring system.



BD's Involvement

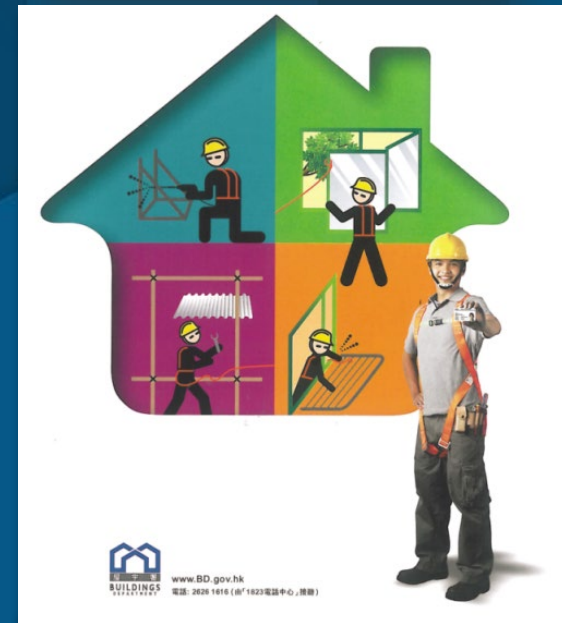


Risk-based approach with due consideration given to the following factors:

- Building age
- Building condition
- Building management
- Potential risk posed to the public (e.g. buildings with cantilevered slab canopies and cantilevered slab balconies)
- Building clusters

BD's Involvement

- Default Inspection Consultants (DIC) for carrying out prescribed inspection and supervising the repair works (Role and duties of Registered Inspector)
- Buildings Department Contractor (BDC) for carrying out repair works that are required in the repair proposal prepared by DIC.



BD's Involvement



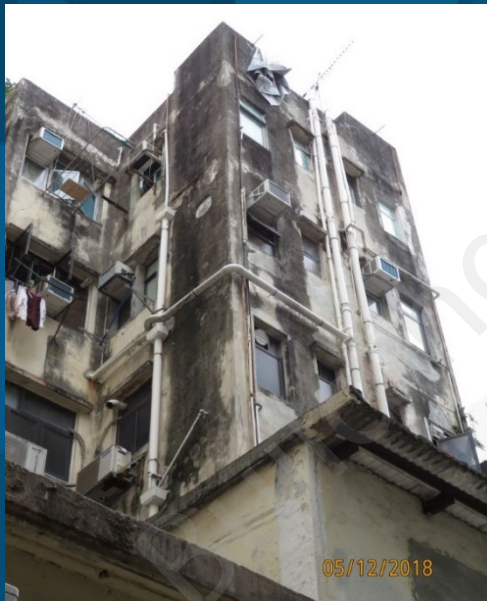
- **Social Service Team (SST) to conduct outreach service with a view to assisting BD/DIC/BDC to liaise with building owners of buildings during the default works as well as to alleviate chances of confrontation between the BDC and the owners/occupants.**



BD's Involvement



- Upon completion of default by BDC, BD would notify co-owners the completion of the prescribed repair works and the cost of inspection and repair will be recovered from them in due course. TB together with the ownership details should be sent to URA for processing the OBB 2.0 subsidy for the eligible owners.



BD's Involvement



➤ Handling of Enquires and Complaints



➤ Quality control and Assurance



Quality Control & Assurance

- ✓ Site Audit Inspection
- ✓ Regular meeting for monitoring the progress
- ✓ Completion Inspection
- ✓ Appraisal of performance of DIC & BDC quarterly
- ✓ Internal audit system

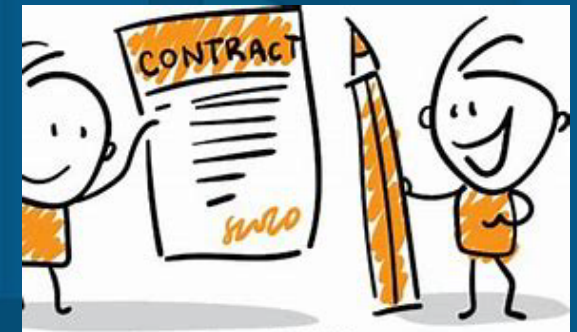


Implementation of OBB 2.0



10 Contract Agreements for Default Inspection Consultant (6 Consultants involved)

- Approx. 65 buildings / 2 years / agreement
- Duration: 4 months for prescribed inspection and preparation of inspection reports
- Site supervision of repair works



Implementation of OBB 2.0



- **4 Contract Agreements for Buildings
Department Contractor (2 Contractor involved)**



Implementation of OBB 2.0 Cat. 1 Buildings



**Progress of 462 Cat. 1 TBs applications received by URA
(as at 31.8.2020)**

	Year	Applications handled	Inspection stage	Repair stage
No. of blgs	2019	196	71	100
	2020	109	64	6
	Total	305	135	106

Implementation of OBB 2.0 Cat. 2 buildings



- In 2018 (commenced in August): 70 TBs
- In 2019: 257 TBs
- As at 31.8.2020, a total of 501 target buildings (TBs) with assignments DIC had been issued

Nos. (by TB)	Total
Total no. of Building Selected	501
Prescribed Inspection Completed	340
Repair works Commenced	224
Repair works Completed	14



Enforcement Actions

- For outstanding Notices on individual premises
- Both Category 1 and Category 2 buildings
- BD's internal prosecution team (> 1900 summonses from Feb 2019 to Aug 2020)



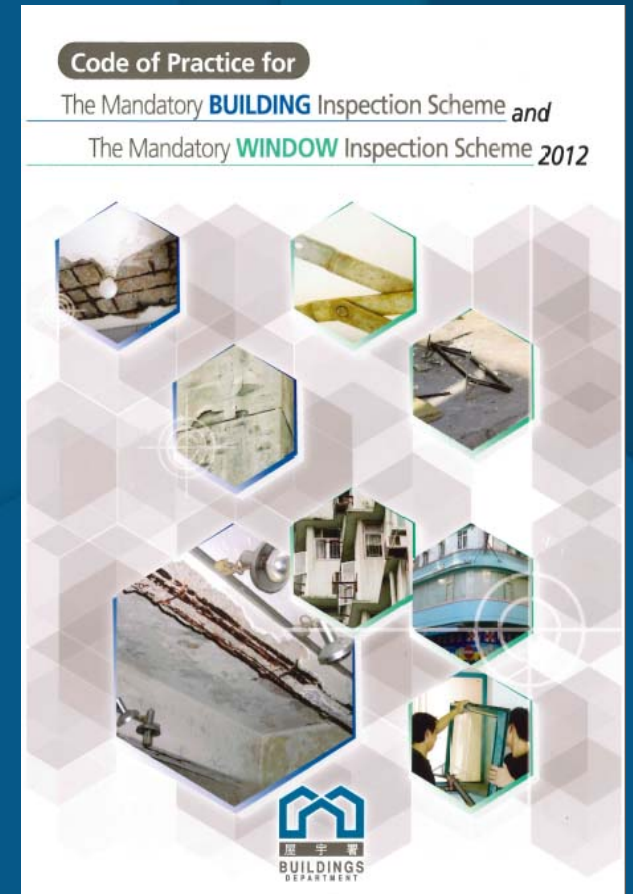
4. Requirements on building repairs under MBIS/MWIS

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Code of Practice for the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS)

- Technical and procedural requirements for carrying out inspection and necessary repair under the MBIS and MWIS
- Provide guidance to comply with the requirements of the BO and the related regulations



Common problems in building maintenance



1. Defective Concrete



2. Defective External Wall



3. Defective Drainage System



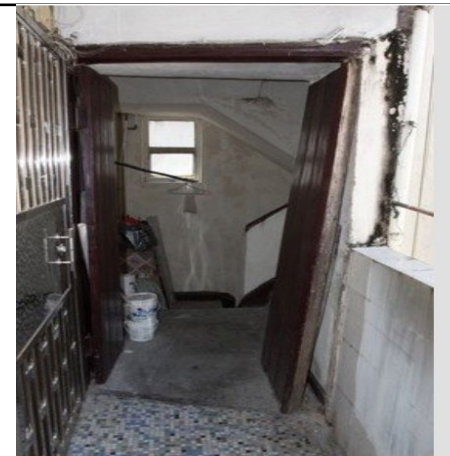
4. Identification of Unauthorised Building Works (UBW)



5. Defective Window



6. Defective fire door



Scope of Inspection under MBIS



Building Part	Responsible Parties
Common Part	Incorporated Owners/All owners
External Wall	<ul style="list-style-type: none">• Incorporated Owners/All owners (if external wall belongs to the common part)• Owner(s) of external wall
Projections (Balcony, verandah)	Owner(s) of individual premises
Projections (Others)	<ul style="list-style-type: none">• Incorporated Owners/All owners (if external wall belong to common part)• Owner(s) of external wall
Signboard	Owner of Signboards

Remark: Based on PNBI-6 (revision on April 2018)

Requirements under MBIS



1. Building elements covered in MBIS

a) External elements and other physical elements

- Rendering and Tiling;
- Cladding;
- Fins, Grilles and Metal Louvers;
- Curtain Wall;
- External Appendages; and
- Other Physical Elements



Requirements under MBIS

1. Building elements covered in MBIS

b) Structural elements

- Reinforced Concrete;
- Structural Steel; and
- Masonry and Brickworks



Requirements under MBIS



1. Building elements covered in MBIS (cont')

c) Fire safety elements

- Mean of Escape;
- Mean of Access for Fire Fighting and Rescue; and
- Fire Resisting Construction

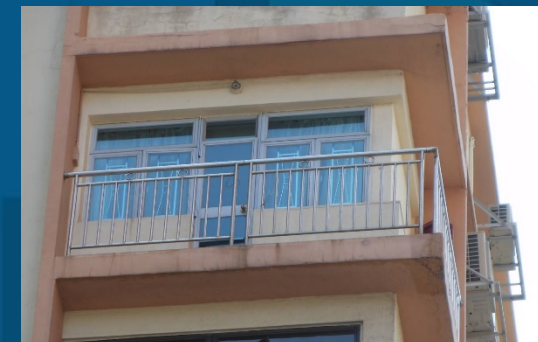


d) Drainage system

- Common drains;
- Underground drains; and
- Manholes, Surface Channels, Gullies and Catch Pits



e) Unauthorised building works

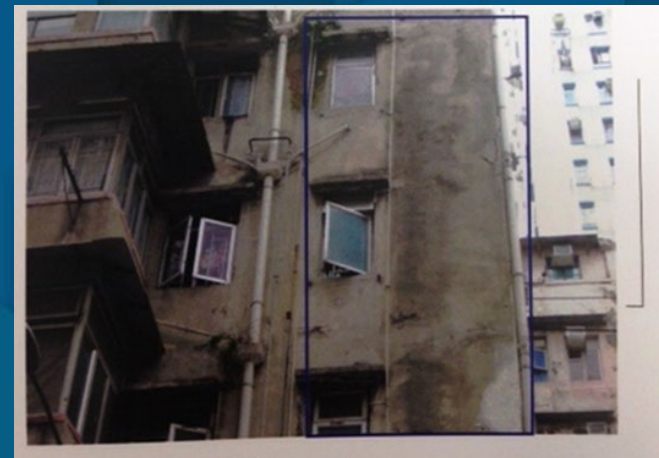
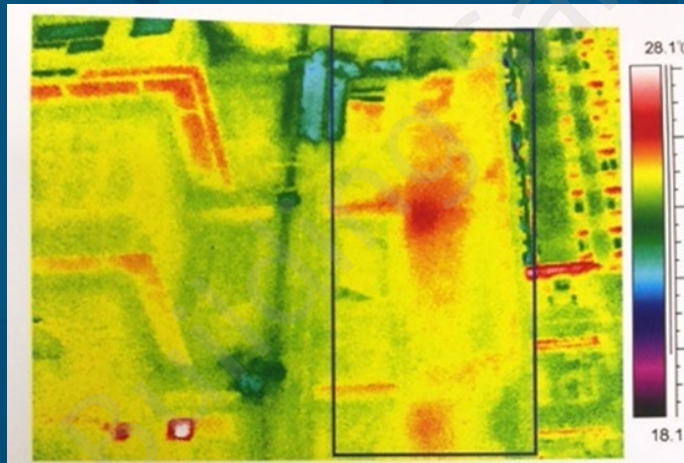


Requirements under MBIS

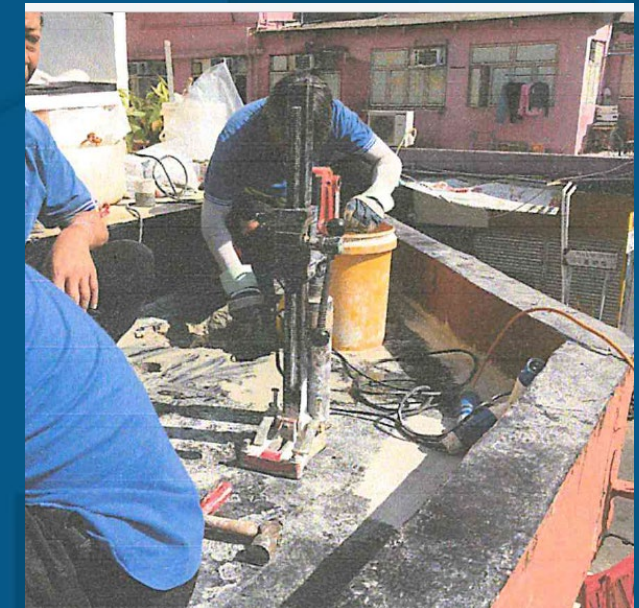
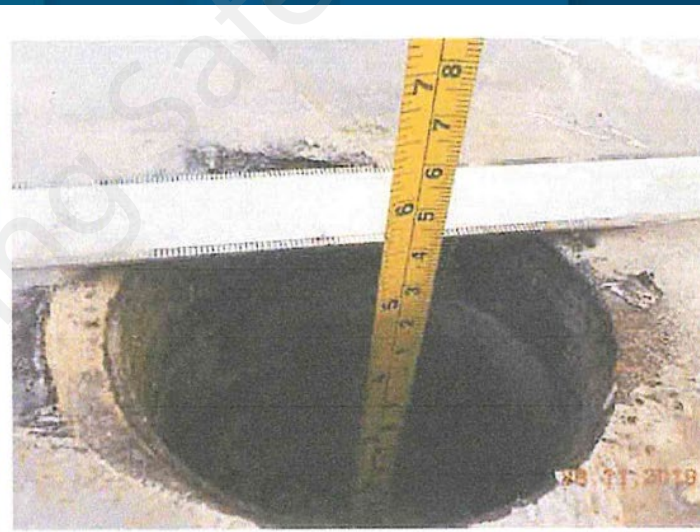
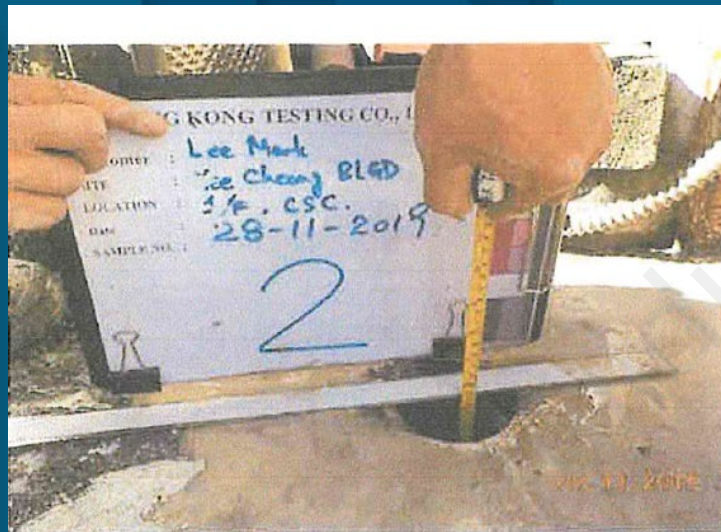
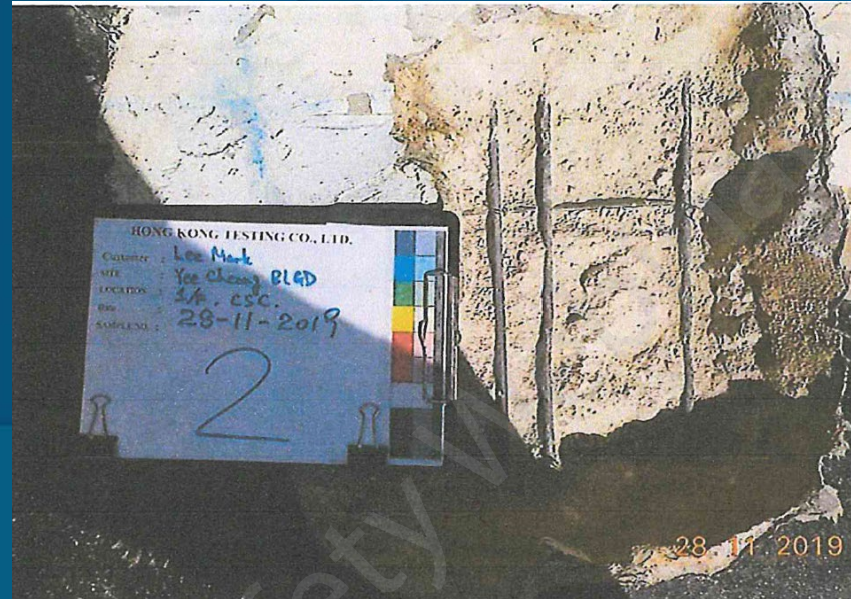


2. Inspection

- Inspected visually
- Hammer-tapping, cover meter survey, infrared thermography, CCTV
- Detailed investigation



Requirements under MBIS



Requirements under MBIS



3. Special reminder

(a) Understanding the development history to identify past changes and all character defining elements. If the approved plans are not available, the RI shall determine the appropriate standards and codes of practice with reference to the date of issue of the OP or other relevant documents.

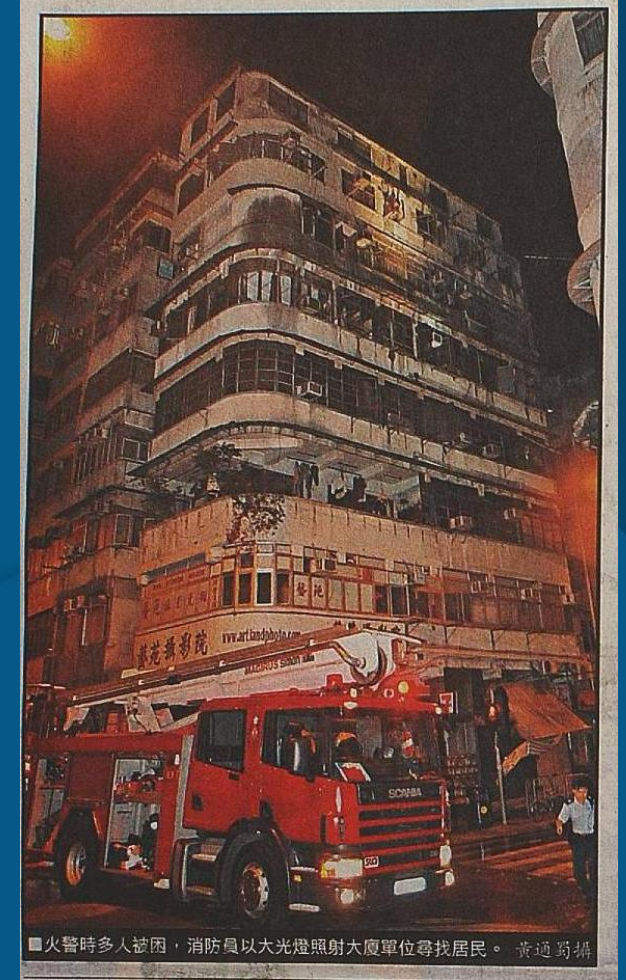
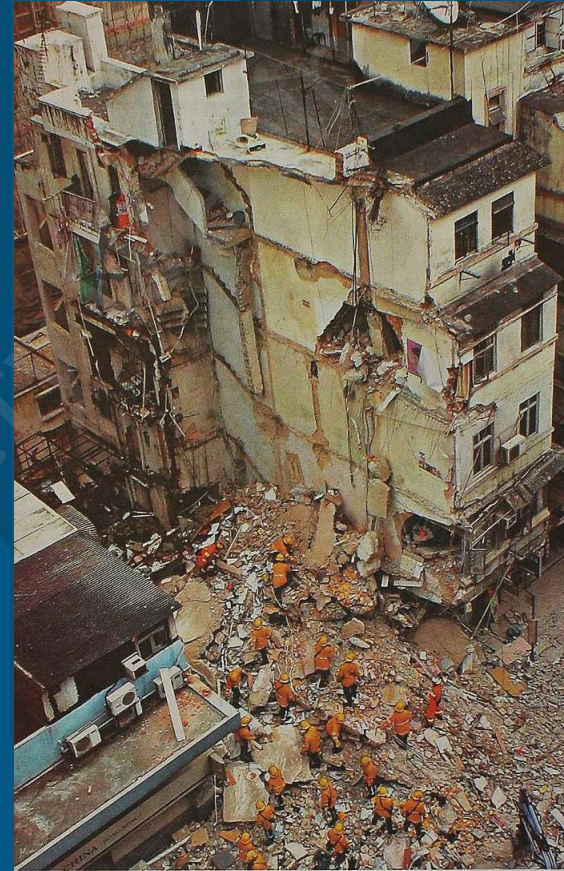


Requirements under MBIS



(b) Emergency situation

- If emergency in relation to building safety is revealed during the building inspection or repair, the RI MUST notify the BA and alert the owners and occupants immediately



■火警時多人被困，消防員以大光燈照射大廈單位尋找居民。黃通蜀攝



5. Challenges and Problems encountered



Challenges and Problems encountered



Owners' Views

- ✓ Intention of Voluntary Repair
- ✓ Resistance from individual owner
- ✓ Potential redevelopment
- ✓ COVID - 19



Challenges and Problems encountered



Access

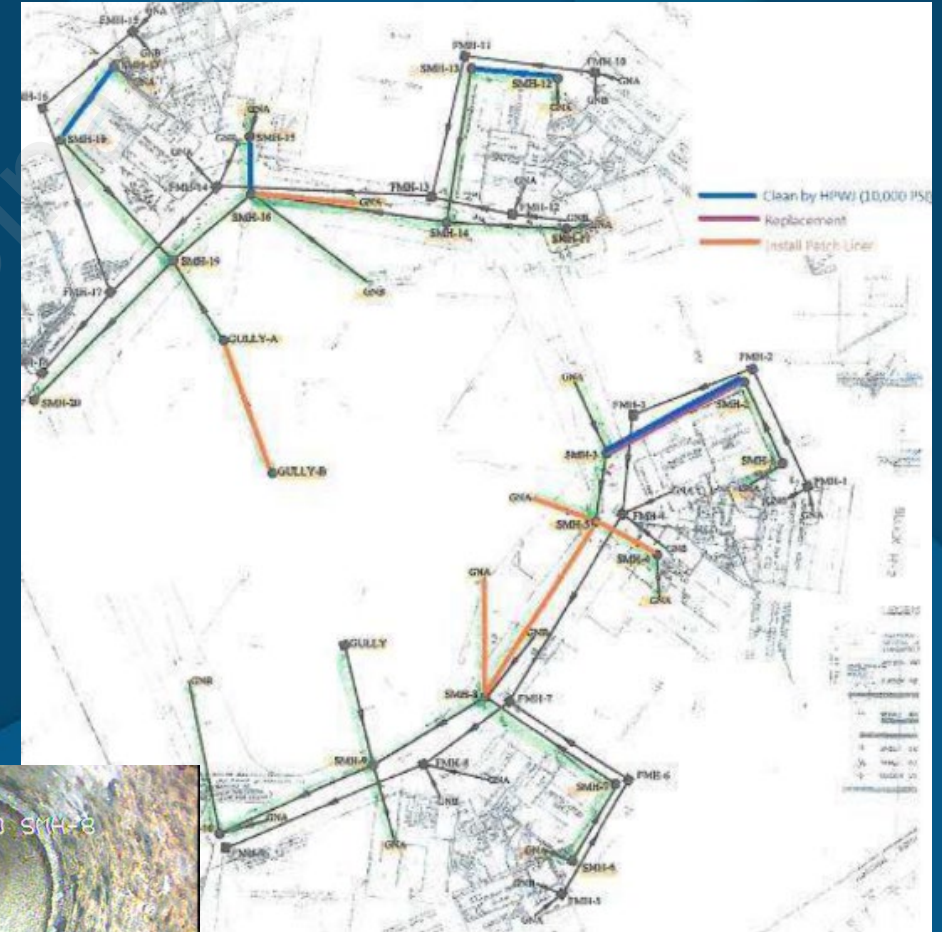
- Access to carry out inspection and access to erect scaffolding in carrying out the repair works.
- Problems in gaining access to ground floor shop in carrying out CCTV test.
- Blocked with unauthorised structures including A/C supporting frames, canopies and drying racks.



Challenges and Problems encountered



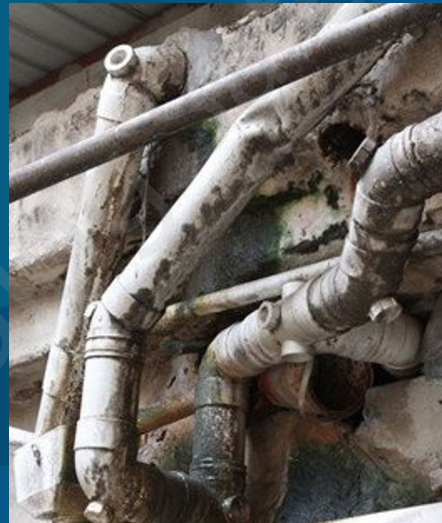
Underground Drainage



Challenges and Problems encountered



Above-ground Drainage



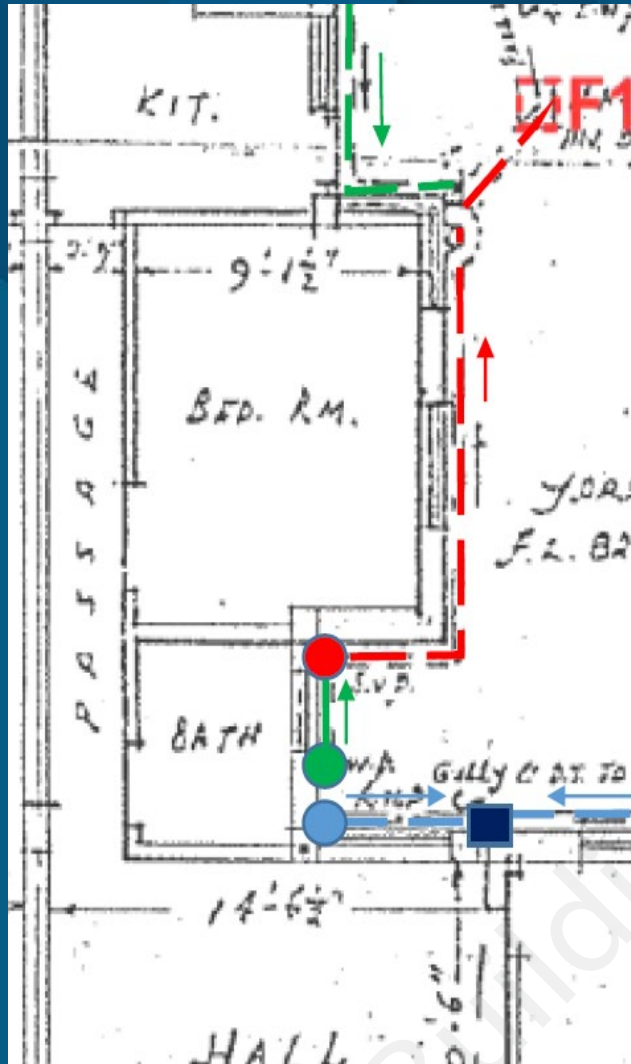
Experience Sharing - Case 1



Problem: Defective waste pipe with finishes covered



Experience Sharing - Case 1

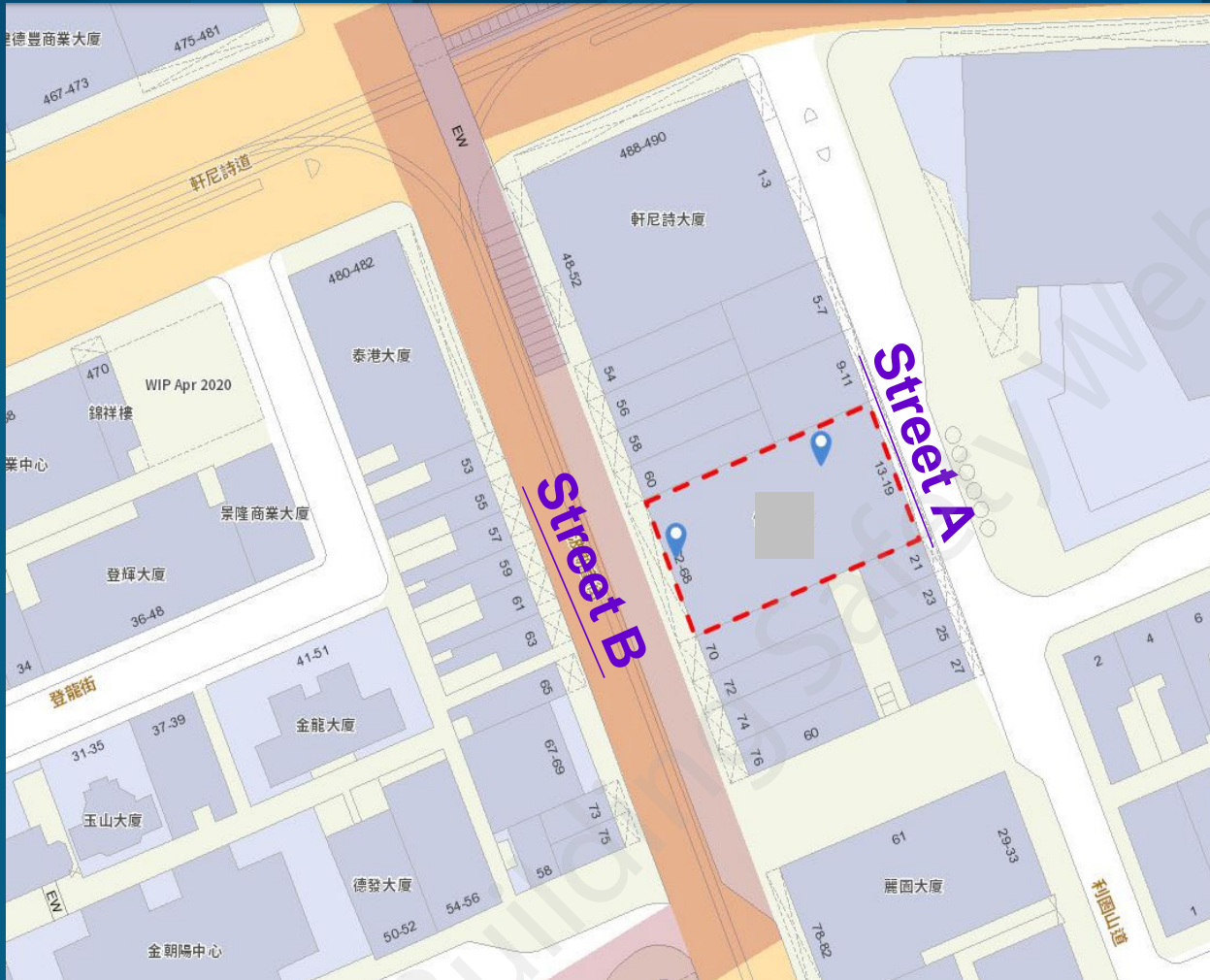


Experience Sharing - Case 2



**Problem: Challenges Encountered for
CCTV survey**

Experience Sharing - Case 2



- Building Location:
Causeway Bay, Hong Kong

Experience Sharing - Case 2



General view of the Building

Divided into 2 portions



Street B



Street A

Experience Sharing - Case 2



Facts for conducting CCTV survey

CCTV survey on 8 shops are conducted in **ONE GO!**

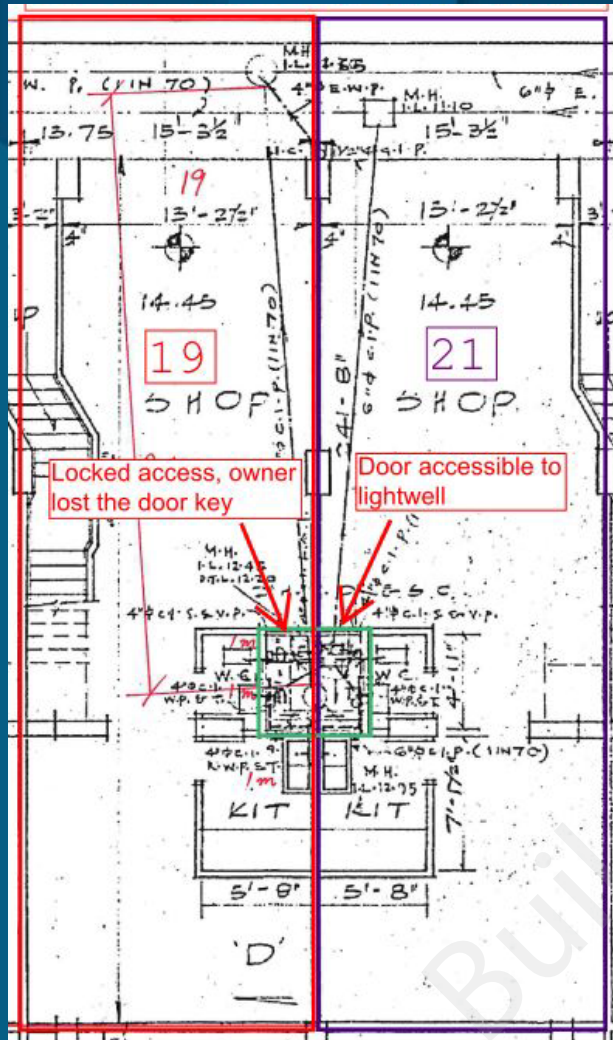
- 19 Street A closed since Spring 2020
- Some shops are under short term leasing contracts (3 – 6 months only)
- Frequent trading of shop ownerships
 - Gaining permissions from new owners again



Experience Sharing - Case 2



Effort for conducting CCTV Survey



Great effort by DIC and SST

- JUN 2020 : DIC proposed a new approach that conduct CCTV survey from No. 21 Street A (they share the same lightwell & pipe system)
- JUL 2020 : SST liaised with No. 21 Street A owners through occupant, permission from owner was gained finally
- AUG 2020: SST advised some shops ownership were changed in Street B
 - Liaison with new owners & occupants to gain permission again

Experience Sharing - Case 3



Problem: Busy Shop at G/F



Experience Sharing - Case 3



Before erecting scaffolding



Experience Sharing - Case 3



據悉，由於你阻礙法團進行所需的工程，以致有關的工程不能在（通知限期）前完成。請注意，根據《建築物條例》第39B(1)條的規定：

(a) 不得阻礙受僱或受聘於該業主立案法團的人進行遵從該命令或通知所需的檢驗、勘測、工程或其他行動；或

(b) 在受僱或受聘於該業主立案法團的人為進行遵從該命令或通知所需的檢驗、勘測、工程或其他行動是合理地需要通往或使用任何處所的情況下，不得拒絕上述的人通往或使用該處所。」

Letter to the owner

Experience Sharing - Case 3



After erecting scaffolding



Experience Sharing - Case 3



- **BO s39B(1) – Obstruction of owners' corporation**
- **BO s40(2AAA) – Obstruction of BA, any officers authorised by him or any public officers**

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Thank You

