- Evolution of building control
- Role of harmonising regulator
- Role of industry stakeholders
- Sharing of responsibility
- Regulatory framework
- Self-regulation in building maintenance
- Balance of incentives and public aspiration
“匠人建國，水地以縣。置槷以縣，視以景。”
《周禮 • 考工 記》
“Artisan, when founding a nation, use water to set horizontal ground and then set a guidepost and observed the shadow cast by the post to set the directions.”
(Rites of Zhou, Office of Winter)
“匠人營國。方九里，旁三門。國中九經九緯，經涂九軌。左祖右社，面朝後市，市朝一夫。”

《周禮 •考工記》

“Artisan observed the following rules when building a capital: The capital should be square in shape, each side nine miles long with three city gates; there should be nine roads each in the north-south direction and the east-west direction, the width of which can allow the passage of nine carriages; on the left and right to the imperial palace are the ancestral hall and the ritual hall to the gods of grain respectively; at the front and the rear of the palace are the administration and the market respectively; they should be square in shape with each side measuring a distance of hundred steps.”

(Rites of Zhou, Office of Winter)
“周人明堂，度九尺之筵，東西九筵，南北七筵，堂崇一筵。”

“People of Zhou observed the following rules when building ancestral halls: the unit of measurement is called ‘yan’, which is nine feet long; the hall should be nine ‘yan’ long, seven ‘yan’ deep and one ‘yan’ high.”
1856
• Ordinance for Buildings and Nuisance
• 4-day advance notice
• Penalty – Payment to:
  Government (50 dollars max)
  Police (100 dollars max)
• Government could take possession of house

1889
• Buildings Ordinance
• Prior approval of building plan submissions

1903
• Public Health and Buildings Ordinance
• Authorized Architects
1935
• Buildings Ordinance
  (separate from law of public health)
• New technical standards

1955
• First version of modern Buildings Ordinance
• Subsidiary legislation
• Registered contractors

1974
• Authorized Person
• Registered Structural Engineer
• Registered General Building Contractor
• Registered Specialist Contractor
• Registered Geotechnical Engineer
• Primitive years: self-regulatory system
• New technologies: more control
• End of 20th century: facilitating regulator
• New paradigm: harmonized building control system
• Building Authority: harmonising regulator
• Buildings Department
• Regulatory framework: everyone acts in harmony
• APSEC/BSC meeting
• New: Discussion forum under APSEC
Buildings Department cares about the people

• Enquiries, complaints, submissions, building records
• Round-the-clock emergency service
• Social services teams
• New: “After order” service
Role of Industry Stakeholders

- Authorized Persons
- Registered Structural Engineers
- Registered Geotechnical Engineers
- Registered Contractors
“Ask not what your country can do for you; ask what you can do for your country.”

(John F. Kennedy)
“Ask not what the Government can do for you; ask what you can do for the community.”
Building Control System

- Two tiers
  - Full control
  - Laissez-faire
- Three tiers
  - Full control
  - New: Minor Works Control System
  - Exempted works
Minor Works Control System

- 3 Classes of Minor Works: in order of complexity

<table>
<thead>
<tr>
<th></th>
<th>Class I</th>
<th>Class II</th>
<th>Class III</th>
</tr>
</thead>
<tbody>
<tr>
<td>AP required</td>
<td>✓</td>
<td>✗</td>
<td>✗</td>
</tr>
<tr>
<td>Notify BA before</td>
<td>✓</td>
<td>✓</td>
<td>✗</td>
</tr>
<tr>
<td>commencement of works</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Submit certification upon</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>completion of works</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Minor Works Control System

• Registered Minor Works Contractors (RMWC)
• 7 types of minor works: corresponding to trades
• Class III RMWC (Individual)
• Provisional registration system
• Building (Minor Works) Regulation
• Self-regulation Vs accountability & sanction
• Audit checks
• Owners’ responsibility
• Registration system
• Sanction
• Safety, health and environmental standards
• Prescriptive regulations
• Now: Performance-based regulations
Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme (MWIS)

- Responsibility to upkeep buildings
- Multi-storey buildings with multiple ownerships
- Owners care about interior of their flats, but ignore common parts
- Loan schemes
- Now: Community consensus – owners should be responsible
## MBIS and MWIS

<table>
<thead>
<tr>
<th></th>
<th>MBIS</th>
<th>MWIS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Inspection</td>
<td>Buildings &gt; 30 years: inspect every 10 years</td>
<td>Buildings &gt; 10 years: inspect every 5 years</td>
</tr>
<tr>
<td>Professional</td>
<td>Registered Inspectors (RI)</td>
<td>Qualified person (QP): (AP, RSE, RI, RGBC &amp; RMWC)</td>
</tr>
</tbody>
</table>
MBIS

- 2,000 buildings every year
- Notice under MBIS
- RI to submit investigation report
- RC to carry out repair works
- Supervision by RI
- Certificate and completion report by RI
MWIS

- 5,800 buildings/220,000 households every year
- Notice under MWIS
- QP to carry out inspection
- Completion certificate by QP
MBIS
- BD to carry out work in default and recover cost
- Offence against uncooperative owners

MWIS
- Fixed penalty notices
- BD to carry out work in default and recover cost
MBIS and MWIS

- Code of Practice
- Minimum standards
- Benchmark for owners
- Joint actions with HKHS and URA
- Voluntary Building Classification Scheme (VBCS)
Balance of Incentives and Public Aspiration

Utility Platform

Balcony

Sky Garden

Pre-fabricated External Walls
Development Intensity and GFA Concessions

- **(Z)** Bonus GFA granted under B(P)R 22
- **(Y)** Exempted GFA granted under BO s. 42
- **(X)** Disregarded GFA allowed under B(P)R 23(3)(b) / 23A
- **(A)** Development intensity permitted under First Schedule of B(P)R or OZP, whichever is smaller

Balance of Incentives and Public Aspiration
Tall and slender buildings

Short and fat buildings
Balance of Incentives and Public Aspiration

Wider Common Corridors and Lift Lobbies

Communal Podium Garden

Clubhouse

Split type A/C Platform

Balcony
Thank You