

檢驗外牆 杜絕樓宇安全隱患

EXTERNAL WALL INSPECTIONS
TO ELIMINATE POTENTIAL THREATS
TO BUILDING SAFETY



為減低因樓宇外牆老化而導致鬆脫的石屎或批盪從高處墜下的風險，屋宇署由2024年第一季起進行恆常化的外牆特別檢驗工作，目標為每年視察本港360幢樓宇。今年6月底踏入風季前，屋宇署已完成240幢樓宇（即全年目標的三分之二）的外牆檢驗工作。

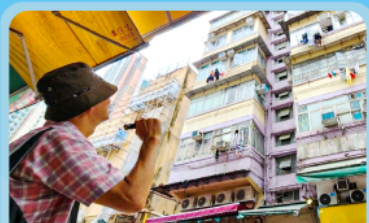
屋宇署早前就上述行動邀請三個專業學會派員參與，包括香港建築師學會、香港工程師學會和香港測量師學會。在學會會員的協助下，屋宇署成功於6月底前為240幢樓宇檢驗外牆，並移除明顯危險；其中139幢樓宇的檢驗工作獲三個學會合共派出75名會員義務協助。截至10月初，屋宇署已完成295幢樓宇的外牆檢驗工作。當中只有8幢樓宇未有發現明顯危險，其餘287幢有明顯危險的樓宇中：

- 119幢樓宇已經由屋宇署安排政府承建商完成緊急工程，移除鬆脫部分，之後會向業主追討相關費用；
- 168幢樓宇已經由業主自行安排承建商完成緊急工程。



香港建築師學會會員對目標樓宇進行初步視察

Members of The Hong Kong Institute of Architects conducting initial inspection of a target building



香港工程師學會會員對目標樓宇進行初步視察

Members of The Hong Kong Institution of Engineers conducting initial inspection of a target building



香港測量師學會會員對目標樓宇進行初步視察

Members of The Hong Kong Institute of Surveyors conducting initial inspection of a target building

- 119 buildings have emergency works carried out by government contractors arranged by BD to remove loosen materials on behalf of the owners, and the relevant costs will be recovered from the owners concerned afterwards;
- 168 buildings with emergency works completed by owners voluntarily.

To reduce the risk of loose concrete or rendering falling from height due to aged building facades, Buildings Department (BD) has been conducting routine special inspections of external walls starting from the first quarter of 2024, with an aim to inspect 360 buildings across the territory per year. By the end of June this year, inspections of external walls of 240 buildings were completed before the onset of the typhoon season, accounting for two-thirds of the annual target.

Members of three professional bodies, namely The Hong Kong Institute of Architects, The Hong Kong Institution of Engineers and The Hong Kong Institute of Surveyors, were invited to participate in the above operation. With their assistance, BD successfully completed inspections of external walls and removal of obvious danger for 240 buildings by the end of June. The inspections of 139 of these buildings were assisted by 75 members from the three professional bodies on a voluntary basis.

As of early October, BD completed inspections of external walls of 295 buildings. Only eight of those were free from obvious danger. Of the remaining 287 buildings with obvious danger identified:



政府承建商為大埔區一幢目標樓宇進行緊急工程，移除外牆鬆脫部分

A government contractor carrying out emergency works to remove loose parts of the external wall of a target building in Tai Po district



政府承建商為香港仔一幢目標樓宇進行緊急工程，移除外牆鬆脫部分

A government contractor carrying out emergency works to remove loose parts of the external wall of a target building in Aberdeen

「大廈管理中央平台」簡介會 如何遵從消防安全指示



BRIEFINGS UNDER CENTRAL PLATFORM
ON BUILDING MANAGEMENT -
HOW TO COMPLY WITH FIRE SAFETY DIRECTIONS



「大廈管理中央平台」簡介會
Central Platform on Building Management



為進一步協助業主早日遵從消防安全指示，屋宇署聯同消防處及市區重建局（市建局），透過民政事務總署「大廈管理中央平台」，每月在不同地區舉辦簡介會，向當區居民講解遵從指示的詳情。內容包括：遵從指示的流程、申請政府資助計劃和「招標妥」

等程序，以協助參加者能盡快遵從指示。此外，屋宇署、消防處及市建局亦會在场內設立櫃檯，為參加者解答在遵從指示列明的規定時所遇到的困難。

To further assist property owners to promptly comply with Fire Safety Directions (FSDns), BD is working jointly with Fire Services Department (FSD) and the Urban Renewal Authority (URA), through the Home Affairs Department's Central Platform on Building Management, to host monthly briefings in various districts to explain in detail to local residents on how to comply with FSDns. The briefings cover the procedures for complying with FSDns, applying for government subsidy schemes and "Smart Tender", etc., so as to assist participants in early compliance with FSDns. Moreover, BD, FSD and URA will also set up counters at the briefing venues to answer participants' enquiries about the difficulties they have encountered when complying with the requirements specified in FSDns.



物管知識你要識

UNLOCKING PROPERTY MANAGEMENT KNOWLEDGE

打擊圍標 維護廉潔的樓宇維修工程

COMBATING BID-RIGGING
TO UPHOLD INTEGRITY
IN BUILDING MAINTENANCE WORKS



《防貪攻略－樓宇維修（業主篇）》
"Corruption Prevention 101 - Building Maintenance Tips for Owners"



屋宇署呼籲業主積極參與樓宇管理事務，並提高警覺，留意維修工程的貪污風險，杜絕貪污及圍標行為。

廉政公署（廉署）與競爭事務委員會（競委會）繼今年4月首次進行代號「獵槍」的聯合行動，打擊一個新冒起的貪污圍標集團後，早前再展開為期兩日的聯合行動，就該集團的貪污圍標

行為採取進一步執法行動。廉署及競委會重申，不會姑息任何貪污及反競爭行為，並會繼續與其他執法部門及相關機構緊密合作，竭力打擊與樓宇維修工程相關的不法行為，保障業主的權益。

BD calls on property owners to play a proactive role in building management affairs, stay vigilant and watch out for any corruption risks associated with building maintenance works, so as to eradicate corruption and bid-rigging activities.

After carrying out the first joint operation code-named "Shotgun" against a newly-formed syndicate engaging in corruption and bid-rigging in April this year, the Independent Commission Against Corruption (ICAC) and the Competition Commission (the Commission) conducted another two-day joint operation earlier to take further enforcement actions against the corruption and bid-rigging activities of the said syndicate. ICAC and the Commission reiterated that no corruption and anti-competitive conduct would be tolerated. The agencies will continue to work closely with other law enforcement departments and related authorities to crack down illegal activities concerning building maintenance works, with a view to safeguarding the rights of property owners.



屋宇署網站
Buildings Department Website
www.bd.gov.hk



網上學習中心
E-Learning Centre
elearning.bd.gov.hk