

**Business Facilitation Advisory Committee
Task Force on Business Liaison Groups**

*Flexible scheduling of mandatory building inspection for hotels
with annual authorized person's certification*

Background

The Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme (MWIS) were fully implemented in June 2012. Under the MBIS, owners of buildings aged 30 years or above (except domestic buildings not exceeding 3 storeys) are required to appoint a Registered Inspector (RI) to carry out the prescribed inspection and supervise the prescribed repair works found necessary for the common parts, external walls and projections or signboards of the buildings once every 10 years. Under the MWIS, owners of buildings aged 10 years or above (except domestic buildings not exceeding 3 storeys) are required to appoint a Qualified Person (QP) to carry out the prescribed inspection and supervise the prescribed repair works found necessary for all windows of the buildings once every 5 years. All private buildings, including hotel buildings, are under the scope of the MBIS/MWIS.

Trade's Concern

2. At the 15th Business Liaison Group meeting for hotels, the trade remarked that under the Hotels and Guesthouses Accommodation Ordinance (Cap 349), if a hotel licence was renewed for a period exceeding 36 months, the licensee had to submit annually to the Licensing Authority, viz. the Home Affairs Department, an authorized person's (AP's) certificate of building safety and fire safety. The trade, therefore, enquired whether the Buildings Department (BD) could exempt the parts of the hotel buildings that had already been certified by AP from the MBIS and MWIS.

Administration's Response

3. In response to the trade's concern, BD clarified that the parts of hotel buildings to be inspected annually by AP under Cap 349 and the scope and requirements of the prescribed inspection to be undertaken by RI and QP under the MBIS and MWIS would generally be different. The department also advised that for hotels requiring annual AP certification, they could discuss with BD for a feasible schedule of MBIS/MWIS so that a suitable professional with RI/QP status could perform the MBIS/MWIS inspection together with the AP inspection in one go to minimize the disruption to their business operations.

4. For hotels with alteration or major repair works completed or being carried out, BD advised that the department would consider, on a case-by-case basis, deferring the issue of statutory notices under the MBIS/MWIS if they could provide the department with the relevant information about their recent repair works.

Way Forward

5. Members are invited to note the above business facilitation measure.

Buildings Department
Home Affairs Department
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