

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Head : 82 Buildings Department Subhead (No. & title) :

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Director of Bureau : Secretary for Housing, Planning and Lands

Question :

Under "Matters Requiring Special Attention in 2005-06", a performance-based regulatory system will be developed to facilitate modern and innovative building design. Can the Administration tell us:

- (1) the manpower and financial provisions required in developing this regulatory system?
- (2) whether there is a schedule for the implementation of such system and what is the progress of study at the present stage?
- (3) what are the innovative ideas in this regulatory system? Can the Administration elaborate in details on the current study results so far?

Asked by : Hon. CHAN Kam-lam

Reply :

- (1) The development of a performance-based regulatory system aims to transform those prescriptive standards set out in the existing regulations under the Buildings Ordinance to performance requirements. To this end, we have commissioned consultants to carry out studies on various aspects of planning, design and construction requirements of buildings with a view to modernizing the regulations and transforming them to performance requirements where feasible. The consultancy studies cover the review of the existing prescriptive standards, performance-based approach as adopted in other countries and the drawing up of recommendations on amendments to existing regulations. The subjects of these studies include lighting and ventilation, fire safety, sanitary and drainage system and structural use of steel. The expenditure of these consultancy studies are as follows -

	Consultancy study	Approved Commitment \$'000	Accumulated expenditure to 31.3.2004 \$'000	Estimated expenditure for 2004-05 \$'000	Estimated expenditure for 2005-06 \$'000	Balance \$'000
1	To review the Code of Practice for fire safety in buildings and renovation works	9,900	3,946	3,084	1,425	1,445
2	To review Building Regulations on lighting and ventilation of buildings	6,000	4,496	1,197	307	-
3	To review Building Regulations on drainage of buildings	4,000	1,485	837	179	1,499
4	To draft a Limit-State Code for Structural Use of Steel	3,200	1,280	1,440	480	-

The process of the development of performance-based systems for the above subjects involve a number of our existing staff who are internally deployed to help develop the new systems, in addition to their other duties.

- (2) It is estimated that all the consultancy studies will be completed by mid-2006. We will consult the industry and introduce the relevant legislative amendments to the LegCo in phases from 2006 onwards.
- (3) The performance-based regulatory system will provide greater flexibility for building designers to propose alternative and innovative designs to comply with the minimum safety and health requirements in lieu of the present set of prescriptive standards. Hence, the building designers may choose suitable design methodologies as long as the buildings so designed meet the performance requirements. In the various studies, the consultants are in the process of making recommendations to transform the existing prescriptive standards to performance requirements where feasible. The building professionals and industry have been involved throughout and we have been making good progress so far.

Signature	_____
Name in block letters	_____ Marco WU _____
Post Title	_____ Director of Buildings _____
Date	_____ 6 April 2005 _____

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