

**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 :

A performance-based regulatory system will be developed in 2005-06 to facilitate modern and innovative building design. Could the detailed particulars of this plan be provided, including whether overseas experience will be studied and professional advice be collected? If so, what will the total expenditure and manpower involved and the schedule for its completion be? Please also elaborate as to how to evaluate the effectiveness of this system in facilitating modern and innovative building design.

Asked by : Hon. LEUNG LAU Yau-fun, Sophie

Reply :

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

	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
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 involves a number of our existing staff who are internally deployed to help develop the new systems, in addition to their other duties.

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.

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. we will consult the building professionals and industry throughout the development process, and keep the implementation under review to ensure that it is effective in facilitating modern and innovative building design.

Signature

Name in block letters

Post Title

Date

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Marco WU

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Director of Buildings

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6 April 2005

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