



屋宇署
BUILDINGS
DEPARTMENT



Mandatory Building Inspection scheme

Requirements under Mandatory Building Inspection Scheme



Under the Mandatory Building Inspection Scheme (MBIS), the Buildings Department (BD) may serve MBIS notices to owners of buildings aged 30 years or above. The scheme covers residential and non-residential buildings, except domestic buildings not exceeding 3 storeys.

The BD selects target buildings, and serves MBIS notices on the owners or Owners' Corporation (OC).



The owners or OC should appoint a Registered Inspector (RI) to complete the inspection within a specified time.



If repair is needed, the owners or OC are required to appoint a Registered Contractor (RC) to complete the repair works under the supervision of an RI within a specified time.



Owners may appoint different RIs or the same RI for carrying out the inspection and supervising the repair works.



The appointed RI responsible for the inspection or supervision of repair shall not carry out the required repair works.



After completion of the repair works, the RI responsible for supervising the works must certify to the BD that he is not a partner, director, or authorized signatory of the RC appointed to carry out the repair works.

Compliance Status



The issuance and compliance status of MBIS notices can be searched on the BD's website or mobile application for MBIS/MWIS.





Selection of Target Buildings

The selection of target buildings each year for implementing MBIS is based on a risk-based approach, taking into account the factors including building age, building condition, building management and potential risk to the public etc. A selection panel is established to advise BD on the selection of target buildings. The selection panel comprises representatives from:

- Professional institutions
- Relevant non-governmental organisations
- Property management professionals
- District Councils



Scope of Inspection

- ✓ External elements and other physical elements
- ✓ Fire safety elements
- ✓ Identification of unauthorised building works in common parts and exterior of the building
- ✓ Structural elements
- ✓ Drainage system

Registered Inspector



- The BD has issued registration card to RI.
- The reference list of RIs is available on:
 - BD's website
 - Mobile application for MBIS/MWIS



Synchronisation with Mandatory Window Inspection Scheme

The BD may also implement the Mandatory Window Inspection Scheme (MWIS) in the target buildings simultaneously.



Assistance for Owners

Technical and Financial Assistance	Responsible Department/Organisation	Hotline & Website
<ul style="list-style-type: none"> ■ Briefing video on Mandatory Building and Window Inspection Schemes* ■ Building Safety Loan Scheme 	BD	2626 1579 www.bd.gov.hk
<ul style="list-style-type: none"> ■ Integrated Building Rehabilitation Assistance Scheme (IBRAS) 	Urban Renewal Authority (URA)	3188 1188 www.brplatform.org.hk
<ul style="list-style-type: none"> ■ Briefing of Central Platform on Building Management* 	Home Affairs Department (HAD)	2835 2542 www.buildingmgt.gov.hk

Please visit BD's website or scan the QR code to view the video:



*Attended by BD representatives to introduce MBIS & MWIS

Cost of Building Inspection and Repair Services

Such cost varies with factors such as the size and conditions of maintenance and repair of a building, as well as the prevailing market conditions of the trade.

Owners should obtain quotations with detailed cost breakdown from different RIs and RCs for cost reference and comparison. Some cost information on building inspection for general reference:



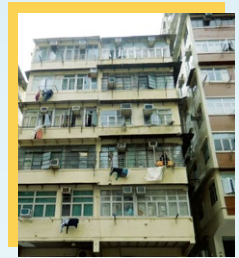


Legal Liabilities

The owners or OC failing to comply with a notice for mandatory building inspection may be prosecuted.

The BD may also arrange for the required inspection and repair works to be carried out by its consultant and contractor, and then recover the cost of inspection and repair works as well as the supervision charge from the owners or OC, together with a surcharge of not exceeding 20% of the cost.

Apart from receiving the MBIS notice, owners are encouraged to volunteer at any time to arrange inspection and repairs of their buildings or premises. In such cases, the inspection and repair works should be carried out in accordance with the standards and procedures of the MBIS, otherwise the BD may still serve MBIS notices on the owners for mandatory building inspection when the building concerned is selected as a target building.



Audit Check

- BD will conduct random audit checks on completed cases and impose appropriate sanctions on service providers for any irregularities identified.
- Building owners, if selected, will receive BD's invitation letters. They are advised to cooperate with BD to facilitate the site audit inspection for their own interests.



Enquiry and Report

Any enquiry on the scheme and report on malpractices of RIs or RCs in the carrying out of the inspection or repair of the buildings may be addressed to the BD:

- Mailing address:** Buildings Department Headquarters, North Tower, West Kowloon Government Offices, 11 Hoi Ting Road, Yau Ma Tei, Kowloon
- E-mail address:** enquiry@bd.gov.hk
- Hotline:** 2626 1616
- Website:** www.bd.gov.hk



Mobile Application for MBIS/MWIS:

<http://www.bd.gov.hk/english/services/apps.htm>

