

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

***Facilitation for hotels to comply with  
the Mandatory Window Inspection Scheme***

**Background**

Under the Mandatory Window Inspection Scheme (MWIS) implemented in June 2012, owners of buildings aged 10 years or above (except domestic buildings not exceeding 3 storeys) and served with MWIS statutory notices are required to appoint a Qualified Person (QP) to carry out the prescribed inspection and supervise the prescribed repair works found necessary according to the following work schedule –

- appointment of a QP within 3 months of the date of the statutory notice to carry out the prescribed inspection;
- completion of the prescribed inspection within 5 months of the date of the statutory notice; and
- completion of the prescribed repair within 6 months of the date of the statutory notice, if the prescribed repair is found necessary.

**Trade's Concern**

2. At a recent Business Liaison Group meeting for hotels, the trade participants expressed their concern that the three-month period allowed by the Buildings Department (BD) for hotels to appoint QPs was insufficient due to the long tendering process and the insufficient supply of both QPs and other service providers required. Moreover, the remaining three-month period allowed for the completion of inspection and repair works was also not enough because hotel guestrooms were usually rented out and it was not easy to make all guestrooms available for MWIS inspection and repair works within the prescribed time.

3. The trade also enquired whether glass curtain walls were covered by MWIS. They remarked that it would be a very complicated process to

inspect and repair glass curtain walls, so more time should be given if they were covered by MWIS.

### **Administration's Response**

4. In response, BD has clarified that as a pre-notification letter is issued to building owners at least two months before the issuing of the MWIS statutory notice, hotel building owners could start the preparation work and organize for carrying out the required prescribed inspection and repair works after receiving the pre-notification letter. Regarding the supply of service providers for MWIS, there are more than 18 000 QPs in Hong Kong and among them, over 5 800 QPs indicate that they are willing to provide MWIS services. This should normally be able to satisfy the market demand. For individual hotels which have difficulty in meeting the prescribed time frame and require more time for carrying out the work under MWIS, they could make such request to BD by proposing a plan with justifications. BD would take a flexible and pragmatic approach in considering the granting of extension.

5. BD has also clarified that glass curtain walls are covered by Mandatory Building Inspection Scheme (MBIS) and not MWIS, and the prescribed time frame for completion of inspection and prescribed repair works under MBIS is 12 months, six months more than that of under MWIS.

### **Way Forward**

6. Members are invited to note the above clarifications and offer comment, if any.

**Buildings Department**  
**September 2015**