

C&WDC Paper No. 61/2021 – Annex II

Concern over the impact on Man Mo Temple of the youth hostel development at Hollywood Road by the Tung Wah Group of Hospitals; request comprehensive protection for the century-old Man Mo Temple

Reply from the Buildings Department (BD):

Questions 2 to 5

Pursuant to the powers under the Buildings Ordinance (Cap 123) (“BO”), BD is responsible for the control of the planning, design and construction of buildings and associated works on private land together with the construction safety and quality of building works in progress. Under the BO, the Authorized Person (AP), Registered Structural Engineer (RSE) and Registered Contractor (RC) who are responsible for the coordination of the building works shall supervise the site works properly and to ensure the works are carried out in accordance with the BO and its subsidiary regulations and the approval conditions. In the meantime, they shall control the risk of the building works to prevent hazards to the workers on site, all persons around the site, and adjacent buildings, structures and land.

Regarding the captioned development proposal of the youth hostel, upon receipt of a building plan and demolition plan submissions from the AP appointed by the owner concerned, BD is required to process the submission in accordance with the provisions of the BO and its subsidiary regulations and would refer the plans to relevant Government departments for consideration on matters in their respective areas of concerns or purview under the centralized processing system, including Antiquities and Monuments Office (AMO). AMO had requested BD to request the AP to take appropriate measures to ensure that the declared monument concerned will not be affected by the works.

Besides, the RSE appointed by the owner shall submit structural and foundation plans, and the structural appraisal report of the adjacent buildings affected by the redevelopment works to BD under the BO. The staff of BD will examine the engineering design, construction method, precautionary measures and the pre-set trigger level and locations of monitoring stations for the redevelopment works shown on the submitted plans and also the appraisal report to assess the impact on the adjacent buildings by the redevelopment

works. BD will give approval of the plans under the BO if the plans comply with the provisions of the BO and its subsidiary regulations.

According to the approved foundation plans, monitoring stations would be installed at the structures of Man Mo Temple (the Temple), the adjacent buildings and roads. Generally speaking, the relevant persons should contact the person in charge of the Temple for installation of the monitoring stations.

Regarding the possible settlement of the adjacent buildings incurred by the redevelopment works, the RSE shall establish the pre-set trigger level and the contingency measures on the approved plans. During the construction, the RC shall take readings of the monitoring stations and inspect the condition of the adjacent buildings regularly. If the readings recorded at the settlement monitoring stations in the Temple and nearby exceeded the pre-set trigger level for works suspension, the RC shall cease the works within the affected area in accordance with the requirements of the approved plans. The RSE shall also notify BD, carry out investigation and propose remedial works or strengthen works promptly for BD's further consideration and follow up. On the other hand, the staff of BD will conduct regular inspections to the site and the surroundings to ensure that the building works are complied with the requirements of the approved plans and public safety.

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C&WDC Secretariat

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