

A Simple Guide to Comply with “Dangerous Hillside Order”



Background on Service of Dangerous Hillside Orders


Under the “Landslip Prevention and Mitigation Programme” of the Geotechnical Engineering Office (GEO) of the Civil Engineering and Development Department (CEDD), private man-made slopes are selected for safety-screening studies. When there is prima facie evidence that a private slope is dangerous or liable to become dangerous, the Buildings Department (BD) will, upon GEO’s recommendation, serve a statutory Dangerous Hillside (DH) Order on the slope owners (Note 1) in accordance with the Buildings Ordinance (BO). The DH Order requires the owners to carry out investigation and necessary remedial/preventive works (hereinafter referred as “slope works”) to the slope. A DH Order may also be issued following a landslide, or as a result of other stability concerns of the slope (e.g. significant signs of distress).

Note 1: In the context of this Simple Guide, slope owners are owners of the slope or persons responsible for maintenance of the slope under the terms of a Government lease, and these slopes are generally referred to as private slopes.

Major Steps to Comply with a DH Order

STEP 01 Plan Follow-up Actions upon Receipt of the DH Order


- Owners read the requirements in the DH Order carefully
- Discuss among Owners’ Corporation (OC), or all owners if there is no OC, about the follow-up actions



STEP 02 Engage Registered Building Professionals (Note 2)

- Owners invite and assess tenders to select an Authorized Person (AP) and a Registered Geotechnical Engineer (RGE) making reference to AP and RGE lists on BD’s website
- Owners appoint AP and RGE


Note 2: If the works involve structural element, a Registered Structural Engineer should also be appointed.





Major Steps to Comply with a DH Order (Cont’d)

STEP 03 Carry out Investigation



- AP invites tenders, on behalf of the owners, to select a Registered Specialist Contractor for ground investigation works, if necessary
- Owners assess the returned tenders with AP
- AP coordinates matters in compliance with the BO
- RGE assesses the slope’s condition and prepares a slope stability assessment (SSA) report



STEP 04	SLOPE MEETING CURRENT SAFETY STANDARD	<p>Submit SSA Report to BD</p> <ul style="list-style-type: none"> • AP submits SSA report to BD for acceptance 	
	SLOPE NOT MEETING CURRENT SAFETY STANDARD	<p>Submit Slope Works Proposal to BD</p> <ul style="list-style-type: none"> • AP and RGE prepare slope works proposal • Owners review and comment on the proposal • AP submits slope works proposal to BD for approval 	


STEP 05 Carry out Slope Works


- AP invites tenders, on behalf of the owners, to select a Registered Specialist Contractor for the approved slope works
- Owners assess the returned tenders with AP
- AP and RGE supervise the slope works
- Owners ensure that AP and RGE supervise the slope works and closely monitor the progress of the works

STEP 06 Report Completion of Slope Works

- AP submits a report on completion of slope works to BD
- RGE prepares a Slope Maintenance Manual to facilitate owners in carrying out slope maintenance works in future



 AP and RGE should monitor the slope’s stability until the completion of the slope works. If any sign of instability is observed, AP and RGE should arrange for emergency repair works immediately, offer safety advice/precautions to owners and advise BD and GEO. Owners should also report any abnormalities to AP and RGE.



Owners are still required to carry out regular slope inspections and maintenance after the discharge of the DH Order.

Discharge of DH Order

Slope meeting current safety standard (Steps 05 and 06 are not required)

Issues to be considered with your AP/RGE

Site Safety

Have adequate site safety measures (e.g. precautionary measures during heavy rainfall, provision of safe access, monitoring of settlement, etc.) been considered for the proposed slope works? Is insurance coverage adequate?

Future Maintenance

Can future maintenance works be easily carried out? Does it involve recurrent expenditure and high maintenance costs?

Impact on Adjacent Land

Does the slope works proposal affect other private/government land? If yes, are permissions required? Does it involve additional future maintenance responsibility?

Coordination with Other Slope Owners

Coordinate the required investigation and slope works with the relevant owners if similar DH Order is being served to other slope owners.

Other Slopes within the Lot

Should other slopes within the lot be investigated and require maintenance/repair at the same time?

Landscape Treatments

Would landscape treatments (e.g. ecological planting, masonry facing, climbers on retaining wall, etc.) be incorporated into the slope works proposal to minimise visual impact? Please refer to the “Layman’s Guide to Landscape Treatment of Slopes” issued by the GEO. (www.cedd.gov.hk/eng/publications/geo/laymans-guide-landscape-treatment/index.html).



Other Construction Matters

Other construction related issues such as working hours, noise, temporary relocation of access and parking spaces, removal of trees, etc.

Assistance from the Government

Technical Assistance

The Community Advisory Unit (CAU) of the GEO provides technical assistance and advice to slope owners who have received a DH order or need to carry out slope maintenance.

E-mail: cau@cedd.gov.hk

Tel: 2760 5800

Financial Assistance

The Integrated Building Rehabilitation Assistance Scheme provides financial assistance to eligible slope owners in carrying out slope works.

Website: www.brplatform.org.hk/en

Tel: 3188 1188



Useful Information

BD’s Building Information Centre provides inspection and copying service of building and site formation records for private buildings and slopes upon payment of fees.

Address: 2nd Floor, Buildings Department Headquarters, North Tower, West Kowloon Government Offices, 11 Hoi Ting Road, Yau Ma Tei, Kowloon

E-mail: enquiry@bd.gov.hk

Tel: 2626 1207
(handled by “1823”)

BD’s BRAVO System provides online viewing of building and site formation records for private buildings and slopes and order of copies upon registration and payment of fees.

Website: bravo.bd.gov.hk

Tel: 2626 1207
(handled by “1823”)



BD’s Registers of Authorized Persons, Registered Geotechnical Engineers, Registered Structural Engineers and Registered Specialist Contractors

Website:

www.bd.gov.hk/en/resources/online-tools/registers-search/registrationsearch.html



CEDD’s Civil Engineering Library provides geotechnical engineering information for public inspection.

Address: LG1, Civil Engineering and Development Building, 101 Princess Margaret Road, Homantin, Kowloon

E-mail: librarian@cedd.gov.hk

Tel: 2762 5147

GEO’s Slope Information System provides information on registered man-made slopes.

Website:

hkss.cedd.gov.hk/hkss/en/facts-and-figures/slope-information-system/sis/index.html



GEO’s Layman’s Guide to Slope Maintenance provides the requirements and standards on slope maintenance.

Website:

www.cedd.gov.hk/eng/publications/geo/laymans-guide-slope-maintenance/index.html



Lands Department’s Slope Maintenance Responsibility Information System provides quick and convenient preliminary reference on the maintenance responsibility of slopes.

Website: www2.slope.landsd.gov.hk/smris/

E-mail: slope_enquiry@landsd.gov.hk

Tel: 2231 3333



Land Registry’s Customer Service Hotline

Tel: 3105 0000

General Enquiries

1823 Hotline

Tel: 1823