

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)094**

**(Question Serial No. 2611)**

Head: (82) Buildings Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Buildings and Building Works  
Controlling Officer: Director of Buildings (HUI Siu-wai)  
Director of Bureau: Secretary for Development

Question:

As regards the indicator of fire safety directions (FSDns) issued to composite buildings by the Buildings Department, please inform this Committee of the causes of the noticeable difference between the number of FSDns issued and the number of FSDns discharged in the past two years; and of the measures to help owners of the composite buildings comply with the FSDns in 2015-16 and the expenditure involved.

Asked by: Hon WU Chi-wai (Member Question No. 6)

Reply:

The Fire Safety (Buildings) Ordinance (Cap. 572), which came into operation on 1 July 2007, stipulates that the fire safety of composite and domestic buildings constructed on or before 1 March 1987 should be enhanced to better meet present-day requirements. The Fire Services Department (FSD) and the Buildings Department (BD) will issue Fire Safety Directions (FSDns) to building owners and/or occupiers with regard to fire service installations and fire safety constructions in those buildings, with a view to enhancing their basic fire protection measures. BD is the enforcement department for fire safety measures on the planning, design and construction of buildings, while the regulation of fire service installations and equipment falls under the purview of FSD.

During BD's enforcement, some building owners have expressed difficulties in completing the fire safety improvement works and complying with the FSDns within the specified timeframe. The main reasons quoted by building owners include -

- (a) they need more time to form owners' corporations (OCs) to co-ordinate the fire safety improvement works in the common parts of the buildings;
- (b) the fire safety improvement works are carried out with other building maintenance works in one go and the completion of the former is affected by the progress of the latter; and
- (c) they need more time to prepare alternative proposals for the fire safety improvement works to overcome practical difficulties.

In 2015-16, the BD will continue to take measures to encourage and render assistance to building owners in complying with FSDns. These measures include -

- (a) working with the Home Affairs Department to assist building owners to form OCs;
- (b) offering technical advice through meetings with the building owners and their appointed consultants;
- (c) in collaboration with the Hong Kong Housing Society and the Urban Renewal Authority, providing technical and financial assistance to eligible building owners; and
- (d) enhancing public awareness of the importance of fire safety in old buildings through seminars and activities organised by District Fire Safety Committees and other organisations.

In 2015-16, the 126 professional, technical and clerical staff of BD's Fire Safety Section will render assistance to building owners in complying with FSDns as part of their overall duties in implementing the Fire Safety (Commercial Premises) Ordinance and the Fire Safety (Buildings) Ordinance. We are therefore not able to provide a breakdown of the expenditure deployed solely for the work.

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