屋宇署
BUILDINGS DEPARTMENT

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29 October 2026

To : All Authorized Persons
Registered Structural Engineers
Registered Geotechnical Engineers
Registered Inspectors
Registered General Building Contractors
Registered Specialist Contractors
Registered Minor Works Contractors

Dear Sir/Madam,

Fire Safety Precautionary Measures to be Taken During Large Scale Building Repair Works

To ensure the safety of large scale repair works (including alteration and addition, renovation, maintenance, repair or minor works) in buildings and protect their occupants, you are required to formulate appropriate works methods and procedures, take suitable precautionary measures, and strictly supervise the works in accordance with the provisions and requirements stipulated under relevant legislations, technical memoranda, codes of practice, practice notes, circular letters, etc.

2. Subsequent to the circular letter issued on 16 March this year and the pamphlet on "Large Scale Building Repair Works – Points to Note for Fire Safety" issued on 1 June by the Buildings Department (BD) reminding you of the fire safety requirements and items that must be observed when carrying out large scale building repair works, the Government released the report of the Independent Committee in relation to the fire at Wang Fuk Court in Tai Po today. The report has put forward seven measures for immediate implementation, which are meant to be temporary, "extra-cautious" fire safety safeguards for buildings that are currently occupied and under repair. The Government agrees that priority should be accorded to the implementation of these seven measures.

3. This circular letter serves to inform the industry of the seven measures set out below, and to remind and urge you to strictly comply with these requirements. In fact, many of these measures have been covered in the circular letter and pamphlet issued by BD in March and June:

(a) Impose an immediate prohibition on the use of combustible temporary materials (such as non-fire-retardant safety nets and plastic sheeting, foam boards) on scaffolding (especially in lightwells, re-entrants or their adjacent areas).

(b) Impose an immediate prohibition on the storage of flammable temporary materials, timber planks and structural scaffolding materials on scaffolding (especially above ground level exits).

(c) Impose an immediate prohibition on the use of combustible materials (such as foam boards) on windows and external walls.

(d) Impose an immediate prohibition on the use of access openings at all means of escape, including staircases and lift lobbies. If access openings cannot be avoided, any such opening in escape staircases should be protected by a temporary fire barrier with a fire rating property equivalent to that of the fire barrier of the escape staircases.

(e) Require all windows at means of escape be fitted with fire-rated glazing or fire-resistant glass meeting specified standards[1] to prevent burn-through and smoke or heat ingress.

(f) For staircases and lift lobbies in some older buildings provided with openable windows, require these windows be kept closed during large scale repair works.

(g) For multi-building estates where large scale renovations involve more than one building, require all repair of external walls be carried out in phases[2].

4. You are reminded that under sections 3 and 16 of the Building (Construction) Regulation, all materials used in building works must be of a nature and quality suitable for their intended use or purpose and adequately tested by recognised tests; appropriate construction methods and procedures must be adopted, and appropriate precautionary measures must be taken in carrying out building works. Where any person directly concerned with building works permits or authorises the use of materials which are defective, or carries out the works, or authorises or permits the carrying out of the works in such manner (including any contravention of the above requirements) as is likely to cause a risk of injury to any person or damage to any property, BD will consider instigating prosecution and disciplinary action under the Buildings Ordinance.

5. BD, in conjunction with the relevant government departments, is conducting a comprehensive review of the fire safety requirements and precautionary measures for large scale building repair works, which will also take into account the long-term arrangements for the stringent transitional measures mentioned above. BD will consult the industry on the proposed long-term arrangements in due course.

Yours faithfully,

(CHEUNG Yuk-ching, Karen)
Assistant Director/Mandatory Building Inspection
for Director of Buildings

c.c. Property Management Services Authority
The Real Estate Developers Association of Hong Kong

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[1] Applicable to buildings issued with Fire Safety Directions or Fire Safety Improvement Directions by BD pursuant to the Fire Safety (Commercial Premises) Ordinance, the Fire Safety (Buildings) Ordinance or the Fire Safety (Industrial Buildings) Ordinance.

[2] Applicable to new large scale repair works commencing after the date of issuance of this circular letter.