

長者友善樓宇設計 Elderly-friendly Building Design



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為鼓勵居家安老，《2026年建築物（規劃）（修訂）規例》於2026年8月1日實施，引入共16項強制性規定，其中13項適用於住宅建築物、商業建築物，以及內有住宅或商業單位的建築物的公用地方；其餘三項則適用於建築物內的住宅單位。該等規定旨在保障長者的安全，並提高他們的行動能力。

適用於公用地方的強制性規定，包括住宅建築物其中一個主要入口處須設有自動門；受規管路徑須較闊、採用防滑地面並有較高的照明度；主要往來樓梯須裝設雙層扶手，並採用較低的豎板和較闊的踏板等。至於適用於住宅單位的強制性規定，則包括主要入口處須採用較闊的門和較低的門檻，以及浴室、廚房及洗手間須採用防滑地面。

屋宇署已推出「懶人包」，以協助市民理解相關新規定。有關詳情可瀏覽屋宇署的社交媒體專頁。

To encourage ageing in place, the Building (Planning) (Amendment) Regulation 2026 came into operation on 1 August 2026 to introduce 16 mandatory requirements, including 13 requirements applicable to common areas of residential buildings, commercial buildings and buildings with residential or commercial units, and three requirements applicable to residential units in buildings, with a view to safeguarding the safety of elderly persons and enhancing their mobility.

The mandatory requirements applicable to common areas include the provision of an automatic door at one of the main entrances of a residential building, wider regulated routes with slip-resistant floor surfaces and a higher illumination level, and dual-level handrails at main circulation staircases with lower risers and wider treads, while those applicable to residential units include wider main entrance doors with lower thresholds, as well as slip-resistant floor surfaces in bathrooms, kitchens and toilets.

The Buildings Department (BD) has issued an information kit to assist the public in understanding the new requirements. For details, please visit BD's social media pages.

建築物主要入口處
設有自動門
Automatic door at
the main entrance
of a building



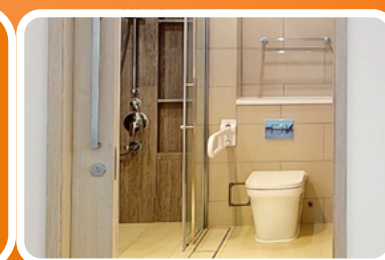
較低的門檻
Lower door
threshold



室內地方的走廊須
有較高的照明度
Higher
illumination level
at corridors in an
indoor area



浴室的地面須防滑
Slip-resistant
floor surface in a
bathroom



《進行樓宇大維修工程消防安全注意事項》

“Large Scale Building Repair Works – Points to Note for Fire Safety”



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為確保樓宇大維修的施工安全及保障其佔用人，業主、業主立案法團、物業管理公司、工程顧問、承建商及前線工程人員均須遵從相關消防安全要求，例如不得拆除或改動逃生途徑／防護門廊的圍牆或窗戶作其他用途、不得遮蓋窗戶、保持逃生途徑暢通，以及確保消防裝置及設備有效運作。如欲了解更多詳情，可瀏覽屋宇署網站 (www.bd.gov.hk)，參閱《進行樓宇大維修工程消防安全注意事項》小冊子。

To ensure the safety of large scale repair works in buildings and protect their occupants, owners, owners' corporations, property management companies, consultants, contractors and frontline site staff should comply with the relevant fire safety requirements. For example, enclosure walls or windows along means of escape/protected lobbies must not be removed or altered for other purposes, windows must not be covered, means of escape must be kept unobstructed, and fire service installations and equipment must be in effective operation. For further details, please refer to the pamphlet “Large Scale Building Repair Works – Points to Note for Fire Safety” available on the BD's website at www.bd.gov.hk.



物管知識你要識

UNLOCKING PROPERTY MANAGEMENT KNOWLEDGE

雨季和風季期間的公眾及樓宇安全預防措施 Precautionary Measures for Public and Building Safety during Rainy and Typhoon Seasons



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正值雨季和颱風季節，業主及物業管理公司應採取預防措施，並留意颱風或暴雨可能對樓宇構成的安全威脅，以盡量減少因而引致的公眾及樓宇安全事故。颱風或暴雨過後，應盡快聘請合資格人士進行檢查及所需維修。

During the rainy and typhoon seasons, owners and property management companies should take precautionary measures and pay attention to the potential safety threats that typhoons or rainstorms may pose to buildings, so as to minimise resulting public and building safety incidents. After a typhoon or rainstorm, competent persons should be engaged to carry out inspections and necessary repair works as soon as possible.



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