



The Hong Kong Association of
Property Management Companies

Points to note



The management office should assist owners to arrange annual inspection of fire service installations and equipment and submit the Certificate of Fire Service Installations and Equipment (FS 251) to the Fire Services Department.



The owners/occupiers should allow access of registered fire service installation contractors for them to carry out annual inspection and maintenance.



Relocation and change of the type of installed cooking appliances are not allowed.

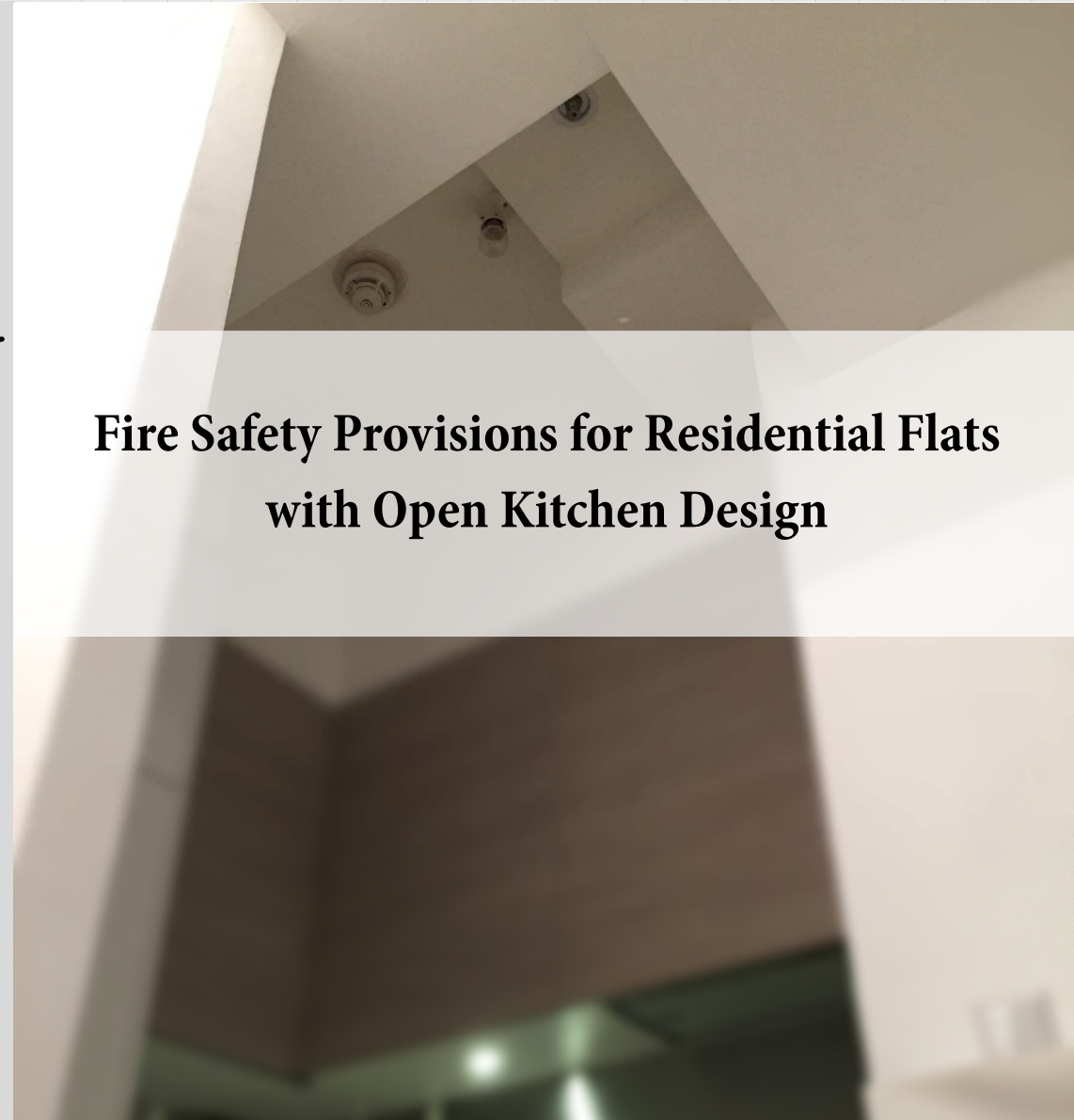
Enquiry

Please contact the Fire Service Installations Task Force of the Fire Services Department at 2733 7879.



**Inspect Fire Service Installations and
Ventilating Systems Annually**

Fire Safety Provisions for Residential Flats with Open Kitchen Design



In accordance with Clause C13.4 of the *Code of Practice of Fire Safety in Buildings 2011* of the Buildings Department, residential flats with open kitchen design shall be provided with the following fire safety provisions:

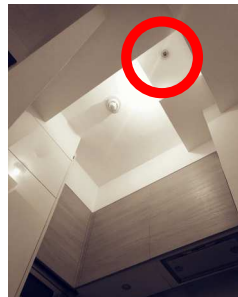
1. **Smoke detectors** shall be provided inside the flat with open kitchen and at the lobby outside the flat. They are classified as fire service installations and shall comply with the *Code of Practice for Minimum Fire Service Installations and Equipment* of the Fire Services Department.



2. The alarm signal of the smoke detectors shall be linked to the fire services control panel/building management office and the common fire alarm system of the floor at which the flat with open kitchen is located.



3. **A sprinkler head** shall be provided at the ceiling immediately above the open kitchen. It is classified as a fire service installation and shall comply with the *Code of Practice for Minimum Fire Service Installations and Equipment*. The alarm signal of the sprinkler system shall be linked to the fire services control panel/building management office and the Fire Services Communications Centre.



4. **A full-height wall** with a fire resistance rating of -/30/30, which requires the wall to have nil stability and 30 minute integrity and insulation capabilities, shall be provided adjacent to the exit door of the flat. With a width no less than 600 mm, the wall shall be erected with a material not easily removable (e.g. reinforced concrete construction).



Management and Maintenance of Fire Safety Provisions for Residential Flats with Open Kitchen Design

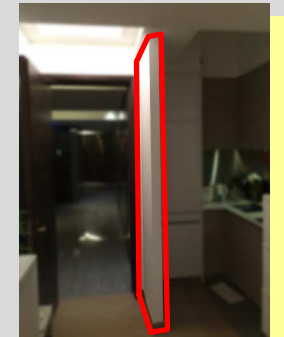
1. **Smoke detectors** and associated wirings provided inside the flat with open kitchen and at the lobby outside the flat shall not be obstructed, removed or altered.



2. **Sprinkler heads** and associated pipings provided inside the flat with open kitchen shall not be obstructed or removed.



3. **The full-height wall** adjacent to the exit door of the flat and the permanent signage shall not be removed.



4. Smoke detectors, sprinkler heads and other fire service installations and equipment provided inside the flat with open kitchen are subject to annual inspection by registered fire service installation contractors.

