



本處檔號 OUR REF.: (4) in FP(FS) 341/03 II

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Date of issue :

To : The Building Owners/Incorporated Owners/Mutual Aid Committees

Dear Sir/Madam,

Fire Safety in Composite Buildings / Domestic Buildings

I write to inform you that the Fire Safety (Buildings) Bill was passed by the Legislative Council on 3.7.2002 and subsequently signed by the Chief Executive of the HKSAR as the Fire Safety (Buildings) Ordinance. This Ordinance shall come into operation on a day to be appointed by the Secretary for Security by notice published in the Gazette. The purpose of this Ordinance aims at providing better protection from the risk of fire for occupants and users of, and visitors to, the composite buildings and domestic buildings built before 1987. It requires the relevant building owners/occupiers to improve and/or upgrade the building fire service installations to the modern standards. In essence, the following fire service installations(FSI), part or all of them, are required to be provided in your building under the new legislation:-

FSI	Premises	Non-domestic portion of Composite Building	Domestic portion of Composite Building and Domestic Building
	an automatic sprinkler system *	✓	
	a fire hydrant / hose-reel system	✓	✓
	a manual fire alarm system	✓	✓
	emergency lighting system	✓	✓
	automatic cut-off devices for mechanical ventilating system in commercial units	✓	

* Automatic sprinkler system (for commercial portion where the total floor area exceeds 230 m²)

According to the implementation programme, the Enforcement Authorities will first deal with about 9,000 blocks of pre-1987 composite buildings, followed by about 3,000 blocks of pre-1987 domestic buildings. Prior to the commencement of this new legislation, please consider including the upgrading works if your building is due for maintenance/refurbishment. You may wish to liaise with the Authorized Persons and/or the Registered Fire Service Installation Contractors whom you have appointed to carry out the refurbishment project.

Ref. number and date should be quoted in reference to this letter

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As regards adequacy on the provisions of means of escape, fire resisting construction and means of access for fire fighting and rescue in the building, the Director of Buildings will be writing to you separately. You may seek his advice through the Fire Safety Section of Buildings Department Enquiry Hotline at telephone 2135 2416.

I would also like to avail this opportunity to remind you of the importance of proper maintenance and observance of the existing fire safety measures in your buildings by keeping the means of escape free from obstruction, maintaining properly the fire service installations and equipment provided in your buildings and keeping all smoke doors in closed positions, etc.

If you have any queries concerning the contents of this letter, please contact the Building Improvement Section at 2272 9118 or the undersigned.

Thank you for your attention to the matter of building fire safety.

Yours faithfully,

(YEUNG Chung-hau)
for Director of Fire Services