

## Fire Safety (Industrial Buildings) Bill 《消防安全(工業建築物)條例草案》

Legislative Proposal to Upgrade the Fire Safety of  
Old Industrial Buildings

提升舊式工業建築物消防安全的立法建議

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### Overview

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提升消防安全的需要
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## Need for Fire Safety Improvement 提升消防安全的需要

- While the fire safety measures in buildings generally meet the standards prevailing at the time of their construction, the fire safety standards of old buildings, particularly those built before 1987, fall short of the present-day standards.

建築物的消防安全措施一般符合其興建時的標準。然而，舊式建築物的消防安全標準，特別是1987年前落成的建築物，與現今標準有一定距離。

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## Need for Fire Safety Improvement 提升消防安全的需要

- Existing legislation requiring the upgrading of fire safety standards of old buildings :

旨在提升消防安全水平的現行法例：

Fire Safety (Commercial Premises)  
Ordinance (Cap. 502, FS(CP)O)

《消防安全(商業處所)條例》(第502章)：

commercial buildings

商業建築物

Fire Safety (Buildings) Ordinance  
(Cap. 572, FS(B)O)

《消防安全(建築物)條例》(第572章)：

composite and domestic buildings

綜合用途及住用建築物

- Industrial buildings (IBs) are the only remaining major category of pre-1987 buildings to be dealt with

工廠是唯一尚待處理的1987年以前的主要樓宇類別

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## Target Buildings 目標建築物

On or before **1 March 1987** :

1987年3月1日或之前：

- buildings wholly or partly constructed for use as a **factory, industrial undertaking, godown, warehouse, place of bulk storage or similar industrial premises**; or  
整幢或部分興建作工廠、工業經營、貨倉、倉庫、大量物品儲存處或類似工業處所的建築物；或
- building plans of buildings for the aforesaid uses first submitted to the Building Authority (i.e. the Director of Buildings) for approval.  
首次提交建築工程圖則給建築事務監督(即屋宇署署長)審批以興建作上述用途者。

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## Fire Safety Requirements 消防安全規定 -

### Fire service installations and equipment 消防裝置及設備

1. Automatic sprinkler system  
自動花灑系統
2. Fire hydrant and hose reel system  
消防栓及喉轆系統
3. Manual fire alarm system  
手控警報系統
4. Emergency lighting system  
應急照明
5. Exit signs 出口指示標誌
6. Second source of electrical power supply 輔助電力供應
7. Automatic cut-off device for mechanical ventilating system  
機械通風系統的自動中斷裝置



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## Fire Safety Requirements 消防安全規定 – Fire safety construction 消防安全建造

1. Exit arrangements 逃生途徑
2. Fireman's lifts 消防員升降機
3. Exit routes and staircases with separating walls of fire resisting construction  
以耐火結構分隔牆保護出口路線及樓梯
4. Fire rated doors 防火門
5. Fire resistance of external walls  
改善外牆的耐火能力
6. Fire resisting separation between different parts of building  
在建築物內不同部分之間，提供耐火分隔
7. Smoke vents to basements 為地庫提供出煙口



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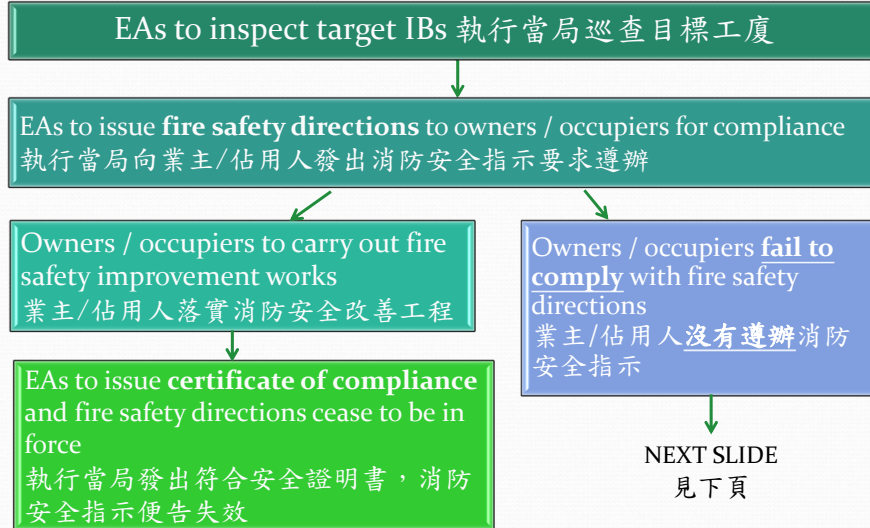
## Enforcement Authorities (EAs) 執行當局

- Director of Buildings  
屋宇署署長
- Director of Fire Services  
消防處處長
- Fire safety construction  
消防安全建造
- Fire service installations and equipment (FSI)  
消防裝置及設備



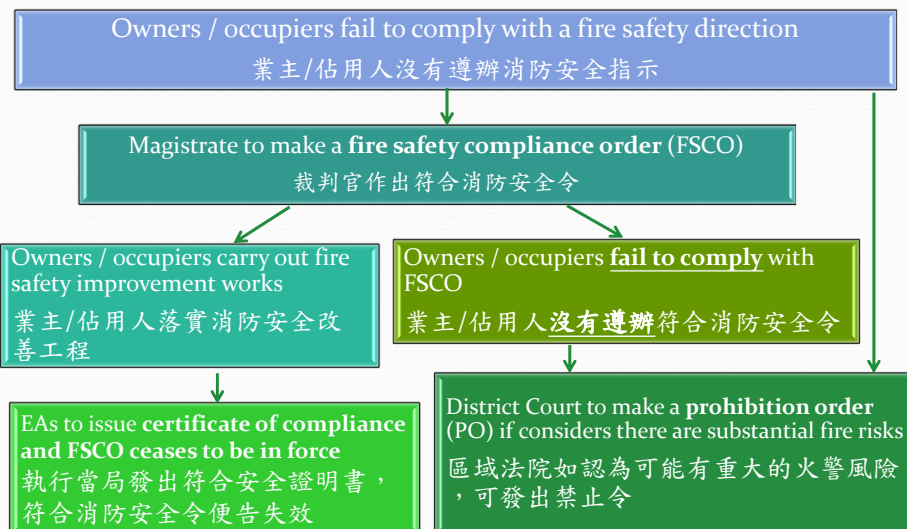
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## Enforcement Mechanism 執法機制 - Fire Safety Directions 消防安全指示



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## Fire Safety Compliance Order and Prohibition Order 符合消防安全令和禁止令



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## Publication of information online and Registration in Land Registry 在網上發布資料及在土地註冊處註冊

- **Objective:** To enhance the awareness of members of the public, including prospective buyers of IB units, of the outstanding legal liabilities

目的：讓市民(包括工廈單位的準買家)加倍留意任何未履行的法律責任

1. Empower EAs to publish information on the directions, FSCOs and prohibition orders **online**

賦權執行當局在網上發布有關消防安全指示、符合消防安全令及禁止令的資料

2. Empower EAs to register FSCOs and prohibition orders against the **land register** of the property concerned

賦權執行當局在相關物業的土地登記冊上，就符合消防安全令及禁止令進行註冊

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## Implementation Timetable 實施時間表

- Around 1 100 IBs will be subject to the regulation of the Bill  
大約有1 100幢工廈將受條例草案規管
- The Bill will be implemented in **two** phases, starting with some 400 IBs constructed or had their building plans submitted on or before **March 1973**, because the majority of these IBs are not sprinkler-protected

條例草案會分兩階段實施，首先會處理約400幢於1973年3月或之前興建或提交建築圖則的工廈，因為這些工廈大都沒有安裝花灑系統

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## Public Consultation 公眾諮詢

- Briefed LegCo Panel on Security in April 2017  
於2017年4月向立法會保安事務委員會簡介立法建議
- Conducted public consultation from August to October 2018  
於2018年8月至10月期間進行了公眾諮詢
  - 19 written submissions received and all were generally supportive  
共收到19份意見書，大致上支持立法建議
  - Some suggest the EAs to exercise flexibility  
有意見認為執行當局應彈性處理
  - Some request the Government to provide financial assistance to owners / occupiers  
有意見認為政府應向業主/佔用人提供財政援助

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Thank you  
謝謝

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