

# 查閱屋宇署發出命令的遵從狀況

## Checking the Compliance Status of Orders issued by the Buildings Department

**持**牌人在從事地產代理工作時，經常需要查閱土地註冊處的物業記錄，包括屋宇署是否有就物業發出法定命令。地產代理監管局得知屋宇署網站提供搜尋捷徑，供市民免費查閱法定命令/通知/指示的發出及遵從狀況\*。市民只須輸入簡單資料，如命令/通知/指示編號、街道名稱及/或樓宇名稱，便可輕鬆查閱法定命令/通知/指示的發出及遵從狀況。

由於屋宇署會對未有遵從命令的業主採取執法行動，持牌人應提醒賣方履行責任，盡快遵從命令，進行所需的清拆/糾正/修葺工程，亦應提醒準買方物業有未獲遵從命令的後果。

如欲了解更多相關資訊，請瀏覽屋宇署網站 ([www.bd.gov.hk](http://www.bd.gov.hk))。

\* 屋宇署會根據《建築物條例》(第123章)、《消防安全(商業處所)條例》(第502章)、《消防安全(建築物)條例》(第572章)及《消防安全(工業建築物)條例》(第636章)，就樓宇的個別單位、公用部分、招牌及分間單位(包括工業樓宇內非法住用用途)發出法定命令/通知/指示。搜尋範圍涵蓋屋宇署根據《建築物條例》第24條發出的清拆令、第25條發出的中止更改用途命令、第26條發出的樓宇修葺令、第26A條發出的樓宇勘測令、第27C條發出的地下管道勘測令、第28條發出的渠務修葺令/勘測令、第30B條發出的強制驗樓計劃通知、第30C條發出的強制驗窗計劃通知，以及根據《消防安全(商業處所)條例》、《消防安全(建築物)條例》及《消防安全(工業建築物)條例》發出的消防安全指示/改善消防安全指示/符合消防安全令/禁止令。就2021年前發出的法定命令，以2024年12月13日前根據第502章及第572章發出的消防安全指示/改善消防安全指示/符合消防安全令/禁止令，搜尋結果只會顯示「未獲遵從」命令/指示的相關資料。

**W**hen practising estate agency work, licensees often need to check the property records of the Land Registry, including whether a property has been issued with a statutory order by the Buildings Department (BD). The Estate Agents Authority has learnt that BD's website offers a search engine shortcut for checking the issuance/compliance status of statutory orders/notices/directions\* free of charge. Upon input of basic information, such as order/notice/direction number, street address and/or building name, one can easily check the issuance/compliance status of statutory orders/notices/directions.

As BD will take enforcement actions against owners for non-compliance with orders, licensees should remind vendors of their responsibility to comply with the orders by carrying out necessary removal/rectification/repair works as soon as possible, and prospective purchasers of the consequences arising from non-compliant orders.

For further information, please visit BD's website at [www.bd.gov.hk](http://www.bd.gov.hk)

\* Statutory orders/notices/directions are issued by BD under the Buildings Ordinance (Cap. 123) (BO), the Fire Safety (Commercial Premises) Ordinance (Cap. 502) (FS(CP)O), the Fire Safety (Buildings) Ordinance (Cap. 572) (FS(B)O) and the Fire Safety (Industrial Buildings) Ordinance (Cap. 636) (FS(IB)O) in respect of individual units, common parts, signboards and sub-divided flats (including those for illegal domestic use in industrial buildings) of buildings. The scope of search covers Removal Orders under Section 24, Orders for Terminating Unauthorised Change of Use under Section 25, Building Repair Orders under Section 26, Building Investigation Orders under Section 26A, Buried Services Investigation Orders under Section 27C, Drainage Repair/Investigation Orders under Section 28, Mandatory Building Inspection Scheme Notices under Section 30B and Mandatory Window Inspection Scheme Notices under Section 30C of the BO, as well as Fire Safety Directions (FSDns)/Fire Safety Improvement Directions (FSIDns)/Fire Safety Compliance Orders (FSCOs)/Prohibition Orders (POs) under FS(CP)O, FS(B)O and FS(IB)O. For statutory orders issued before 2021 and FSDns/FSIDns/FSCOs/POs issued under Cap. 502 and Cap. 572 before 13 December 2024, only information of "Outstanding" orders/directions is available in the search results.



法定命令的發出及遵從狀況



Issuance/Compliance status of statutory orders