

# 《2024 年消防安全（建築物）（修訂）條例》 對物業擁有人的影響

# Impact of the Fire Safety (Buildings) (Amendment) Ordinance 2024 on Property Owners

《消防安全(建築物)條例》(第572章)(《條例》)於2007年實施，規定於1987年3月1日或之前落成或首次呈交建築圖則予建築事務監督審批的綜合用途及住用建築物，其消防安全水平須提升至切合現代防火保障的要求。消防處和屋宇署作為執行當局，會對目標樓宇進行聯合巡查，然後按照樓宇的實際情況向擁有人及／或佔用人發出「消防安全指示」(「指示」)，要求他們提升這些樓宇的消防裝置或設備和消防安全建造，以達到所要求的水平。

《條例》於去年12月修訂，其中一項新條文規定新的物業擁有人須就物業權益轉讓通知執行當局，以期令他們清楚知悉其法律責任。因此，在物業買賣交易中，如持牌地產代理知悉相關物業有尚未獲遵從的「指示」，應提醒買家在完成物業交易後的三個月內，須就物業權益轉讓以書面形式通知相關執行當局。新的物業擁有人如未能在指定期限內通知相關執行當局，即屬犯罪，一經定罪，可處第3級罰款（即最高罰款10,000元）。

為便利新的物業擁有人履行上述責任，屋宇署已製備了一份權益轉讓通知書，上載至屋宇署網站的「消防安全」頁面 ([www.bd.gov.hk/tc/safety-inspection/fire-safety/index.html](http://www.bd.gov.hk/tc/safety-inspection/fire-safety/index.html))，以供使用。

如欲了解更多相關資訊，請瀏覽執行當局的網站([www.bd.gov.hk](http://www.bd.gov.hk)或[www.hkfsd.gov.hk](http://www.hkfsd.gov.hk))。

The Fire Safety (Buildings) Ordinance (Cap. 572) (the Ordinance) came into operation in 2007 to require the upgrading of fire safety standards of composite and domestic buildings constructed, or with the plans of the building works first submitted to the Building Authority for approval on or before 1 March 1987 to meet modern fire protection requirements. The Fire Services Department and the Buildings Department (BD), as the enforcement authorities (EAs), will conduct joint inspections of the target buildings, and in light of the actual conditions of the buildings, issue Fire Safety Directions (Directions) to the owners and/or occupiers to require the upgrading of the fire service installations or equipment and fire safety construction of such buildings to meet the required standards.

The Ordinance was amended in December last year, with **a new provision to require new property owners to notify the EAs of the transfer of interests in property** so that they will be well aware of their legal obligations. Therefore, in a property transaction, if the licensed estate agent is aware of any outstanding Directions in respect of the property concerned, he/she should remind the purchaser to notify the EA concerned in writing of the transfer of interests in property within three months upon completion of the property transaction. A new property owner who fails to notify the EA concerned within the specified period commits an offence and is liable on conviction to a fine at Level 3 (i.e. a maximum fine of \$10,000).

To facilitate new property owners in fulfilling the above obligation, BD has prepared a Notice of Transfer of Interests, which has been uploaded onto the “Fire Safety” page on BD’s website ([www.bd.gov.hk/en/safety-inspection/fire-safety/index.html](http://www.bd.gov.hk/en/safety-inspection/fire-safety/index.html)) for use.

For further information, please visit the EAs' websites at [www.bd.gov.hk](http://www.bd.gov.hk) or [www.hkfsd.gov.hk](http://www.hkfsd.gov.hk)

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權益轉讓通知書  
Notice of Transfer of Interests