

**Terms of reference of the independent Commission of Inquiry
appointed to inquire into the causes of the Garley Building fire
that took place on 20 November 1996**

The terms of reference of the independent Commission of Inquiry appointed to inquire into the causes of the Garley Building fire that took place on 20 November 1996 are set out below for members' reference-

- (a) to inquire into the causes of the fire and the circumstances leading to the tragedy;
- (b) to consider the response of the emergency services to the fire, and to advise on the adequacy and the coordination of that response; and
- (c) to make recommendations as to the actions needed to prevent a similar tragedy from happening again.

2. A table of contents of the Final Report of the Inquiry into the Garley Building Fire on 20 November 1996 is in **Annex A**. If members wish to have a sight of the report, please contact Miss Winnie CHENG at 2525 4164.

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| • Causes of Spread of Fire | |
| • Causes of Casualties | |
| (i) Late discovery and large size of the fire | |
| (ii) Fast spread of fire to and in the top three floors | |
| (iii) Late warning of fire | |
| (iv) Delayed/inopportune response of victims | |
| (v) Difficulties in rescue operations | |
| (vi) Death of SFn LIU Chi Hung | |
| • Problems Identified | |
| (i) Low importance attached to fire prevention in welding and lift works | |
| (ii) Inadequate provision of FSIs | |
| (iii) Inadequate maintenance of FSIs | |
| (iv) Destruction of fire safety compartmentation | |

- (v) Lack of knowledge of proper use of FSI's
- (vi) Low alertness to the danger of smoke
- (vii) Lack of knowledge of proper action in case of fire
- (viii) Failure to use escape routes
- (ix) Danger of a fire scene

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- Identity of the Emergency Services
- The Response of FSD
- The Response of the Police
- The Response of HAD
- The Response of SWD
- The Response of GFS
- The Response of AMS
- The Response of St. John Ambulance Brigade
- The Response of HA
- Adequacy of the Response of the Entities
 - (A) FSD
 - (B) The Police
 - (C) HAD and SWD
 - (D) GFS
 - (E) The Ambulance and Medical Services
- Problems Identified
 - (A) FSD
 - (B) The Police
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 - (E) HAD, SWD, the Ambulance and Medical Services

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- Communications at the Police and FSD Consoles
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- Coordination of Government Departments
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 - (i) Fire safety training for construction workers, including welders
 - (ii) Supervision of safety aspect of lift works and in particular hot work
 - (iii) Notification of commencement of hot work
 - (iv) Protecting surrounding areas from welding debris
 - (v) Measures to take when lift landing doors removed
 - (vi) Failure to take fire prevention measures in carrying out lift works to be made an offence
 - (vii) Emergency lighting in lift shafts
 - (viii) Reduction of combustible materials
- Fire Safety in Old Commercial Buildings : FSIs and Building Construction
 - (i) Fire alarm system

- (ii) Hose reel
- (iii) Automatic sprinkler system (“ASS”)
- (iv) Alteration to fire resisting construction
- Building Management
 - (i) Building safety inspection
 - (ii) Maintenance of FSIs
 - (iii) Training of caretakers
 - (iv) Building information system
 - (v) Fire alarms
 - (vi) Fire drills
 - (vii) Display of plans showing locations of FSIs and escape routes
 - (viii) Safe place for smokers
- FSD
 - (i) Gathering, dissemination and coordination of information
 - (ii) Simplified building plans
 - (iii) Despatch of officers and fire engines
 - (iv) Training of OIC Scene
 - (v) Equipment
- The Police
- Coordination Between FSD and the Police
- Ambulance Service and HA
- GFS
- Coordination at Fire Scene
- Abating Fire Hazards and Coordination
- Public Awareness and Education
- Proper Actions to Take in Case of a Fire

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- Fire Safety in Old Commercial Buildings : FSIs and Building Construction
- Building Management
- FSD
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- Coordination between FSD and the Police
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- Coordination at Fire Scene
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