

**立法會**  
**Legislative Council**

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From : Clerk to the Legislative Council  
To : All Members of the Legislative Council

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**Council meeting of 2 November 2016**

**Amendments to motion on  
“Urging the Government to amend the Fire Safety (Buildings) Ordinance”**

Further to LC Paper No. CB(3) 40/16-17 issued on 17 October 2016, Hon CHAN Han-pan and Dr Hon YIU Chung-yim have respectively given notice of their intention to move separate amendments to Dr Hon Priscilla LEUNG’s motion on “Urging the Government to amend the Fire Safety (Buildings) Ordinance” scheduled for the Council meeting of 26 October 2016. Members have been informed vide LC Paper No. CB(3) 64/16-17 issued on 24 October 2016 that the above motion will be rescheduled to the Council meeting of 2 November 2016. As directed by the President, Hon CHAN Han-pan’s and Dr Hon YIU Chung-yim’s amendments will be printed in the terms in which they were handed in on the Agenda of the Council.

2. The President will order a joint debate on the above motion and the two amendments. To assist Members in debating the motion and the amendments, I set out below the procedure to be followed during the debate:

- (a) the President calls upon Dr Hon Priscilla LEUNG to speak and move her motion;
- (b) the President proposes the question on Dr Hon Priscilla LEUNG’s motion;
- (c) the President calls upon the two Members who wish to move amendments to speak in the following order, but no amendment is to be moved at this stage:

- (i) Hon CHAN Han-pan; and
- (ii) Dr Hon YIU Chung-yim;
- (d) the President calls upon the public officer(s) to speak;
- (e) the President invites other Members to speak;
- (f) the President gives leave to Dr Hon Priscilla LEUNG to speak for the second time on the two amendments;
- (g) the President calls upon the public officer(s) to speak again;
- (h) in accordance with Rule 34(5) of the Rules of Procedure, the President has decided that he will call upon the two Members to move their respective amendments in the order set out in paragraph (c) above. The President invites Hon CHAN Han-pan to move his amendment to the motion, and forthwith proposes and puts to vote the question on Hon CHAN Han-pan's amendment;
- (i) after Hon CHAN Han-pan's amendment has been voted upon, the President deals with Dr Hon YIU Chung-yim's amendment to the motion; and
- (j) after Dr Hon YIU Chung-yim's amendment has been dealt with, the President calls upon Dr Hon Priscilla LEUNG to reply. Thereafter, the President puts to vote the question on Dr Hon Priscilla LEUNG's motion, or her motion as amended, as the case may be.

3. For Members' reference, the terms of the original motion and of the motion, if amended, are set out in the **Appendix**.

(Dora WAI)  
for Clerk to the Legislative Council

Encl.

(Translation)

**Motion debate on  
“Urging the Government to amend the Fire Safety (Buildings) Ordinance”  
to be held at the Council meeting of 2 November 2016**

**1. Dr Hon Priscilla LEUNG’s original motion**

That the Fire Safety (Buildings) Ordinance (‘Ordinance’) stipulates that the fire protection of composite and domestic buildings constructed on or before 1 March 1987 must be enhanced to better meet the requirements of the day; information shows that as at end of January 2016, the Administration has issued fire safety directions (‘directions’) to 5 453 buildings in total, among which only 339 buildings have fully complied with the directions or have been exempted from complying with the directions; persons who have received the directions indicated that, in their attempts to comply with the directions, they have encountered financial and engineering problems as well as operational problems of owners’ corporations of the buildings, etc., and with very limited support rendered by the Administration, they were fined or prosecuted for failing to comply with the directions; in this connection, this Council urges the Administration to expeditiously amend the Ordinance to empower responsible persons of the Administration to, under urgent circumstances, carry out improvement works on fire service installations of buildings unable to comply with the directions and provide necessary assistance; moreover, as many buildings are ‘three-nil buildings’ which do not have owners’ corporations or residents’ organizations or are not managed by property management companies, and most of their owners and/or occupiers (including elderly and low-income persons) lack professional knowledge of property management and engineering techniques, the Administration should adopt the following measures to provide appropriate support to persons who are required to comply with the directions:

- (1) given that the existing Building Safety Loan Scheme, Integrated Building Maintenance Assistance Scheme, Building Maintenance Grant Scheme for Elderly Owners and Building Management Professional Advisory Service Scheme provide limited assistance to persons who are required to comply with the directions, the Administration should, by making reference to the Operation Building Bright, launch an ‘operation for fire safety improvement’ to provide eligible persons with subsidies as well as professional advice and technical support on aspects of engineering techniques, property management, etc.; and

- (2) taken into account that the building design of quite a considerable number of old buildings has made it impossible to retrofit modern fire service facilities, such as the installation of standard water tanks for automatic sprinkler systems, and the improvement of fire service installations may involve the issue of ownership, the Administration should adopt a more flexible approach and exercise discretion in handling cases with practical difficulties.

## **2. Motion as amended by Hon CHAN Han-pan**

That the Fire Safety (Buildings) Ordinance (‘Ordinance’) stipulates that the fire protection of composite and domestic buildings constructed on or before 1 March 1987 must be enhanced to better meet the requirements of the day; information shows that as at end of January 2016, the Administration has issued fire safety directions (‘directions’) to 5 453 buildings in total, among which only 339 buildings have fully complied with the directions or have been exempted from complying with the directions; persons who have received the directions indicated that, in their attempts to comply with the directions, they have encountered financial and engineering problems as well as operational problems of owners’ corporations of the buildings, etc., and with very limited support rendered by the Administration, they were fined or prosecuted for failing to comply with the directions; *moreover, due to the shortage of contractors and relevant professional and technical personnel prepared to undertake fire safety works, tender prices of works are jacked up under a supply-demand imbalance, thereby increasing owners’ financial burden;* in this connection, this Council urges the Administration to expeditiously amend the Ordinance to empower responsible persons of the Administration to, under urgent circumstances, carry out improvement works on fire service installations of buildings unable to comply with the directions and provide necessary assistance, *enhance training for professional and technical personnel of fire safety works, and establish a ‘Building Management and Maintenance Authority’ to increase the transparency of tenders and attract more contractors to participate in bidding for fire safety works;* moreover, as many buildings are ‘three-nil buildings’ which do not have owners’ corporations or residents’ organizations or are not managed by property management companies, and most of their owners and/or occupiers (including elderly and low-income persons) lack professional knowledge of property management and engineering techniques, the Administration should adopt the following measures to provide appropriate support to persons who are required to comply with the directions:

- (1) given that the existing Building Safety Loan Scheme, Integrated Building Maintenance Assistance Scheme, Building Maintenance Grant Scheme for Elderly Owners and Building Management Professional

Advisory Service Scheme provide limited assistance to persons who are required to comply with the directions, the Administration should, by making reference to the Operation Building Bright, launch an ‘operation for fire safety improvement’ to provide eligible persons with subsidies as well as professional advice and technical support on aspects of engineering techniques, property management, etc.; and

- (2) taken into account that the building design of quite a considerable number of old buildings has made it impossible to retrofit modern fire service facilities, such as the installation of standard water tanks for automatic sprinkler systems, and the improvement of fire service installations may involve the issue of ownership, the Administration should adopt a more flexible approach and exercise discretion in handling cases with practical difficulties, *including enhancing the ‘Pilot Scheme on Improvised Hose Reel System’ to increase the number of scheme places, and where technically feasible, extending the coverage of the scheme from the current three-storey buildings to those of six or fewer storeys, so that the hose reel systems of more buildings may obtain water from town mains direct.*

Note: Hon CHAN Han-pan’s amendment is marked in *bold and italic type*.

### **3. Motion as amended by Dr Hon YIU Chung-yim**

That the Fire Safety (Buildings) Ordinance (‘Ordinance’) stipulates that the fire protection of composite and domestic buildings constructed on or before 1 March 1987 must be enhanced to better meet the requirements of the day; information shows that as at end of January 2016, the Administration has issued fire safety directions (‘directions’) to 5 453 buildings in total, among which only 339 buildings have fully complied with the directions or have been exempted from complying with the directions; persons who have received the directions indicated that, in their attempts to comply with the directions, they have encountered financial and engineering problems as well as operational problems of owners’ corporations of the buildings, etc., and with very limited support rendered by the Administration, they were fined or prosecuted for failing to comply with the directions; in this connection, this Council urges the Administration to expeditiously amend the Ordinance to empower responsible persons of the Administration to, under urgent circumstances, carry out improvement works on fire service installations of buildings unable to comply with the directions and provide necessary assistance; moreover, as many buildings are ‘three-nil buildings’ which do not have owners’ corporations or residents’ organizations or are not managed by property management companies, and most of their owners and/or occupiers (including elderly and low-income persons) lack professional knowledge of property management and

engineering techniques, the Administration should adopt the following measures to provide appropriate support to persons who are required to comply with the directions:

- (1) given that the existing Building Safety Loan Scheme, Integrated Building Maintenance Assistance Scheme, Building Maintenance Grant Scheme for Elderly Owners and Building Management Professional Advisory Service Scheme provide limited assistance to persons who are required to comply with the directions, the Administration should, by making reference to the Operation Building Bright, launch an ‘operation for fire safety improvement’ to provide eligible persons with subsidies as well as professional advice and technical support on aspects of engineering techniques, property management, etc.; and
- (2) taken into account that the building design of quite a considerable number of old buildings has made it impossible to retrofit ~~modern~~ **general** fire service facilities, such as the installation of standard water tanks for automatic sprinkler systems, and the improvement of fire service installations may involve the issue of ownership, the Administration should ~~adopt a more flexible approach and exercise discretion in handling cases with practical difficulties~~ ***promote the application of new technology and new concepts to fire service facilities to overcome the engineering problems, thereby resolving the difficulties encountered by owners of old buildings in enhancing fire service facilities and ensuring fire safety of their buildings.***

Note: Dr Hon YIU Chung-yim’s amendment is marked in ***bold and italic type*** or with deletion line.