

**Independent Committee in relation to the fire  
at Wang Fuk Court in Tai Po**

**The Government's Submission on Improvement Measures (as at 15 June 2026)**

1. At the Evidential Hearing on 8 May 2026, the Chairman of the Independent Committee made (*inter alia*) the following direction (“the Direction”),

*“Should involved parties have any recommendations on improvement measures in relation to the matters under ToR(1) and (2) of the Independent Committee, they must submit to the Independent Committee in writing on or before 15 June 2026.”*

2. Subsequent to the fire, the Government responded swiftly in reviewing the measures and practice in a number of crucial areas and took the initiative to introduce timely and comprehensive remedial measures to address immediate safety concerns. The Department of Justice, representing the Hong Kong Police Force, the Fire Services Department, the Labour Department, the Buildings Department, the Housing Department and the Home Affairs Department in the proceedings of the Independent Committee has compiled a table which sets out a host of improvement measures already implemented by the relevant Government Departments or policy Bureaux in these critical areas as well as measures in progress (“the Table”). The Table is attached hereto at **Annex**.

3. Pursuant to the Direction, involved parties are to submit any “*recommendations on improvement measures*” to the Independent Committee. Unlike the other involved parties, the position of the Government Departments as involved parties is obviously different in this regard. The improvement measures as set out in the

Table are the result of proactive steps taken by relevant Government Departments and policy Bureaux to address various issues in a number of critical areas. These measures are not “recommendations” but rather concrete steps already implemented or otherwise work in progress on the part of the Government.

4. The Government would welcome the Independent Committee to make its own recommendations on top of those improvement measures already undertaken by the Government. In the meantime, on top of the measures set out in the Table, the Government will continue to review and act robustly on further improvement measures to address the problems including those to be identified by the Independent Committee in due course.

Department of Justice

15 June 2026

**The Government's<sup>1</sup> Table of Improvement Measures**

|           | <b>Improvement Measure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Implementation Timeline</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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| <b>A.</b> | <b>Fire service installations (FSI) and equipment in buildings, the supervision and responsibility for their effective operation, and the roles and responsibilities of personnel with supervisory roles across all stages (including government officers, authorised professionals, contractors and others)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 1.        | <p><b><u>Fire Services Department (FSD) maintains close collaboration with property management organisations to enhance building fire safety</u></b></p> <p>FSD has earlier engaged in in-depth exchanges with the Property Management Services Authority (PMSA), the Hong Kong Association of Property Management Companies Limited (HKAPMC), the Hong Kong Housing Authority (HA), the Hong Kong Housing Society (HS), and the Real Estate Developers Association of Hong Kong (REDA). FSD reminded property management personnel to proactively discharge their management duties and assist owners in properly maintaining fire service installations and equipment (FSIs) in common areas to ensure their continuous and effective operation.</p> <p>Key focus areas include:</p> <p>(i) <u>Security and Management of Facility</u>: Strengthen security over critical areas such as fire control rooms and F.S. pump rooms,</p> | <p>The PMSA and HKAPMC issued letters to the industry on 10 and 19 December 2025, reminding them to fulfill their responsibilities by strengthening daily management and preventive measures, and enhancing fire safety awareness and response capabilities among staff and residents.</p> <p>On 29 December 2025, FSD provided "Fire Services Department Building Emergency Responder" training to approximately 100 management personnel of the Housing Department.</p> <p>In collaboration with the PMSA, FSD conducted a dedicated seminar on 21</p> |

<sup>1</sup> While the Department of Justice is representing 6 Government Bureaux / Departments in these proceedings (see paragraph 2 of the cover submission), this table of improvement measures also covers improvement measures implemented or to be implemented by the Commerce and Economic Development Bureau.

|  | Improvement Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Implementation Timeline                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
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|  | <p>maintain a clean environment, ensure effective operation of FSIs, and conduct regular inspections in accordance with regulations;</p> <p>(ii) <u>Regular Inspections</u>: Inspect FSIs regularly during daily work and assist owners and owners' corporations (OCs) in timely handling of damaged or malfunctions of FSIs;</p> <p>(iii) <u>Supervision of Major Renovation Works</u>: Ensure that FSI are functional with defects repaired before major renovation works begin. During major renovation works, increase inspection frequency, coordinate various work processes, and eliminate fire hazards arising during the renovation period; and</p> <p>(iv) <u>Fire Safety Awareness and Responsiveness</u>: Enhance training for frontline property management staff and proactively promote fire safety to residents to improve overall awareness and emergency response capabilities.</p> <p>Currently, FSD is actively promoting the "Fire Services Department Building Emergency Responder" training scheme, aiming to train 45,000 property management personnel, OC representatives, and residents within 2026 to help them identify and proactively report FSI abnormalities.</p> <p>The Government has proposed legislative amendments to introduce the FSI "Responsible Persons" regime, explicitly incorporating property management companies (PMCs) into the statutory responsibility chain.</p> | <p>January 2026 for Holders of Property Management Practitioner Licence and industry professionals titled "Fire Safety Compliance, Prevention and Response: Professional Role and Responsibilities of the Property Management Industry". The session covered the effective operation of FSIs, statutory requirement for fire safety compliance, preventive measures, and building emergency response arrangements.</p> <p>On 23 and 24 February 2026, FSD held two sessions of "Fire Services Department Building Emergency Responder" training, which trained approximately 360 property management personnel.</p> <p>The PMSA and HKAPMC further collaborated to organize a four-week training series comprising four sessions for property management personnel starting on 24 March 2026. The first session was completed on 24 March with approximately 2,200 participants;</p> |

|    | <b>Improvement Measure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Implementation Timeline</b>                                                                                                                                                                                                                                                                                                                                                                                                   |
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|    | Under this system, PMCs will become statutory fire safety gatekeepers, sharing responsibility with owners and OCs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>the second on 1 April with approximately 2,100 participants; the third on 8 April with approximately 1,800 participants; and the final session on 14 April with approximately 1,400 participants. These training sessions will be regularized in the future.</p> <p>As of 27 May 2026, approximately 10,000 property management personnel have been qualified as "Fire Services Department Building Emergency Responder".</p> |
| 2. | <p><b><u>FSD Promotes voluntary fire alarm testing with stakeholders</u></b></p> <p>FSD has earlier held in-depth discussions with the PMSA, HKAPMC, HA, HS, and REDA. To address public concerns regarding the performance of building fire alarms, these stakeholders—including the HA, HS, REDA, and the Association of Registered Fire Service Installation Contractors—have agreed to fully support and promote voluntary fire alarm testing to safeguard public safety.</p> <p>The scope of the voluntary fire alarm testing includes:</p> <p>(i) Checking that manual call points are intact and capable of activating the fire alarm system;</p> | <p>Ongoing implementation since 4 December 2025 (FSD issued a press release on 16 December 2025)</p> <p>Over 100 members of the HKAPMC have expressed support and will actively promote voluntary fire alarm testing in buildings under their management. More than 6,000 property projects are expected to participate, covering residential, commercial, industrial, and composite buildings. Most participated buildings</p>  |

|    | <b>Improvement Measure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Implementation Timeline</b>                                                                                                                                                                                                                                                                                                                                                                                                                          |
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|    | <p>(ii) Ensuring stable power supply to FSIs and reliable operation of standby power supply; and</p> <p>(iii) Verifying that signal transmitted from fire control panels are normal with no false alarms or failures.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>are currently making arrangements with contractors for testing.</p> <p>HA has completed voluntary fire alarm testing or regular inspections of FSIs for about 1,300 public rental housing blocks. HS has also carried out voluntary testing or regular FSI inspections for the majority of its managed residential projects.</p>                                                                                                                     |
| 3. | <p><b><u>FSD Strengthens inspections of building FSIs</u></b></p> <p>FSD has redeployed internal resources to establish a dedicated task force to inspect buildings under major renovation works (where scaffolding and protective netting have been or are about to be erected, referred to as "scaffold-netted buildings"). During the inspections, functional testing of the fire alarm system and visual inspection of operation status of fire control panel will be conducted. Where any FSI in those buildings are found to be non-operational, the task force will ascertain whether appropriate additional fire safety measures have been put in place. Should any non-compliance be identified, FSD will take corresponding enforcement actions or make referrals to the relevant departments immediately, as appropriate.</p> <p>In April 2026, FSD implemented a new monitoring system and administrative measures for shutdown of FSI. A referral mechanism was</p> | <p>FSD completed inspections of 461 higher-risk buildings on 25 January 2026.</p> <p>Irregularities to FSIs were identified in 48 buildings, leading to further investigations and enforcement. Fire Hazard Abatement Notices (FHANs) were issued for 63 FSIs where irregularities were identified, requiring responsible persons to take immediate remedial measures.</p> <p>Among these, 45 FSIs have been restored, while 18 systems resulted in</p> |

|    | <b>Improvement Measure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Implementation Timeline</b>                                                                                                                    |
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|    | also established with the Buildings Department (BD), Architectural Services Department (ArchSD), Housing Department (HD), and the Independent Checking Unit of the Housing Bureau (ICU). Upon receiving the list of "scaffold-netted buildings" from these departments, FSD would conduct inspections. If major FSIs are found not to be in efficient working order, the relevant departments may consider issuing cease works order to registered contractors (RCs) until the FSIs are restored to an effective state, ensuring the protection of lives and property during the major renovation works. | prosecution due to non-compliance of FHANs.                                                                                                       |
| 4. | <p><b><u>FSD Establishes quick response team to promptly follow up irregularities to FSIs in buildings</u></b></p> <p>To promptly address irregularities to building FSIs identified at fire incidents, FSD has established a Quick Response Team (QRT) operating on a round-the-clock standby basis, with effect from 4 December 2025. Upon the occurrence of a building fire, the QRT will be deployed to attend in order to inspect the condition of FSIs and to take enforcement action where necessary.</p>                                                                                         | <p>This work is currently ongoing.</p> <p>As of 27 May 2026, the QRT has been deployed 647 times.</p>                                             |
| 5. | <p><b><u>Sustained inspection and enforcement for commercial buildings with business activities</u></b></p> <p>Special inspections and enforcement operations continue for commercial buildings with higher fire risks and with a higher number of licensed premises (such as restaurants). These actions aim to eliminate hazards such as wedged-open smoke stop doors, obstructed or locked means of escape,</p>                                                                                                                                                                                       | <p>Since December 2025, a total of 266 commercial buildings have been inspected, resulting in the issuance of 503 FHANs and 102 prosecutions.</p> |

|    | <b>Improvement Measure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Implementation Timeline</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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|    | <p>accumulation of combustible materials, and FSIs not being kept in efficient working order. Responsible persons are required to take immediate remedial measures for any irregularities. FSD personnel conduct these inspections in plainclothes.</p> <p>Noting instances of recidivism, FSD will continue its inspection and enforcement efforts, particularly during high-risk periods such as long holidays, to mitigate risks in commercial buildings with concentrated licensed premises.</p>                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 6. | <p><b><u>Risk-based building FSI inspection programme</u></b></p> <p>Subject to available resources, the “Risk-based Building FSI Inspection Programme” has been regularised to target higher-risk buildings—primarily those with residential parts built before 2002 and buildings undergoing major renovation works. The operation will involve inspections and functional testing of FSIs, with particular focus on the performance of fire alarm systems. If any FSIs are found not to be in efficient working order, FSD will require responsible persons to take immediate remedial measures and will take decisive enforcement actions.</p> | <p>Phase 1 ("Operation Outpost"): Commenced on 19 January 2026, covering 1,500 higher-risk target buildings. Irregularities were identified in 267 buildings (resulting in 69 prosecutions and FHANs issued against 395 FSIs where irregularities were identified), with investigations and enforcement actions initiated and immediate remedial measures required from responsible persons.</p> <p>Phase 2: Commenced in April 2026 with a target to inspect 5,000 buildings within two years. As of 27 May 2026, 272 target buildings have been inspected.</p> |



|    | Improvement Measure                                                                                                                                                                                                                                                                                                                                      | Implementation Timeline                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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| 7. | <p><b><u>Joint inspection and enforcement operation against industrial buildings by FSD and BD</u></b></p> <p>FSD and BD have launched joint inspection and enforcement operations targeting industrial buildings in the New Territories and Kowloon.</p>                                                                                                | <p>From 29 to 31 December 2025, FSD and BD conducted joint inspection and enforcement operations targeting industrial buildings.</p> <p>The departments inspected 9 industrial buildings in the New Territories and Kowloon, identifying 261 irregularities. FSD initiated 3 prosecutions for obstruction of means of escape, and 55 FHANs issued for other irregularities were complied with within the specified timeframe.</p> <p>The next round of inspection and enforcement operations against industrial buildings is scheduled to commence in the Q3 of 2026.</p> |
| 8. | <p><b><u>Monitoring mechanism for shutdown of FSIs</u></b></p> <p>Following the fire incident, FSD has issued two circular letters to strengthen warnings to residents during defects/shutdown of FSIs, enhance FSIs power supply management, and remind Registered Fire Service Installation Contractors (RFSICs) of their reporting duties and the</p> | <p>The relevant measures were introduced in January 2026.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

| Improvement Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Implementation Timeline                                                                                                                                     |
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| <p>necessity to assess potential chain effects on other FSIs before shutting down any FSIs.</p> <p>Simultaneously, FSD has redeployed internal resources to enhance the follow-up mechanism for FSI shutdowns. Each case is monitored by dedicated personnel, warning letters will be issued immediately to relevant owners, and RFSICs will be required to submit Certificates of Fire Service Installation and Equipment (FS251 certificates). To enhance supervision, upon receiving a major FSI shutdown notification, FSD personnel conduct on-site inspections within 24 hours and formulate contingency plans as needed; they also inspect critical components of FSIs including the main power switches, fire alarms, and water level of F.S. supply tanks. FSD reviews the necessity of every shutdown and continuously monitors repair progress to safeguard fire safety for residents. For shutdowns of major FSIs exceeding 60 days, FSD will issue FHANs to the owners, requiring completion of repairs by a specified deadline; failure to comply will result in further enforcement action.</p> <p>In addition to the inspections, FSD also assists owners and residents in conducting fire drills and distributes disaster and emergency preparedness kits to residents in need. However, building fire safety ultimately depends on PMCs and contractors fulfilling their gatekeeping responsibilities. Therefore, amending the law to strengthen the legal liabilities of PMCs and contractors is a critical step in safeguarding public safety.</p> <p>To enhance overall fire safety protection and avoid "protective gaps", the Government has proposed legislative amendments to upgrade the</p> | <p>The relevant measures were introduced in April 2026.</p> <p>The Government launched a public consultation on the proposed amendments on 26 May 2026.</p> |

|    | <b>Improvement Measure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Implementation Timeline</b>                                                                                                                                                                     |
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|    | regulatory regime of major FSI shutdowns, bringing it up from administrative “post-event notification” to statutory “pre-approval” checks. Specifically, RFSICs seeking to shut down major FSIs for a specified duration must apply for prior approval from FSD after obtaining authorization from the "Responsible Person". Relevant circular letters or Code of Practice will also be amended in due course.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Following the consultation, the proposed amendments will be finalized as soon as possible, with the goal of submitting the relevant bill to the Legislative Council for scrutiny within this year. |
| 9. | <p><b><u>Supervision mechanism for FS251 certificate</u></b></p> <p>Currently, in addition to monitoring whether owners of FSIs arrange for annual inspections and ensure that equipment is kept in efficient working order at all times, FSD audits the work of contractors through various means. Based on risk assessments, FSD samples approximately 80,000 FS251 certificates annually (representing 27% of the average 300,000 certificates received each year) for document review (about 65,000 cases) or site inspection (about 15,000 cases). Functional tests are also conducted during some site inspections to ensure the professional quality and service standards of RFSICs.</p> <p>Following the fire incident, FSD has upgraded the "Online Preparation and Submission System for Certificate of Fire Service Installation and Equipment". FSD issued a circular letter on 15 May 2026, notifying contractors the mandatory submission of FS251 certificates via a designated electronic platform with effect from 1 July 2026. This will facilitate more timely tracking of the inspection, defect, and maintenance status of FSIs by FSD, thereby enhancing the efficiency of subsequent emergency response and follow-up actions. A new version of FS 251</p> | <p>The upgraded online submission system officially launched on 18 May 2026, with mandatory electronic submission commencing on 1 July 2026.</p>                                                   |

|     | <b>Improvement Measure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Implementation Timeline</b>                                                                                                                                                                                                                                                                     |
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|     | <p>electronic certificate, embedded with an anti-counterfeiting QR code, will be introduced. Members of the public and relevant stakeholders may scan the QR code to verify the certificate information and confirm its authenticity.</p> <p>Furthermore, the Government has proposed legislative amendments to require all FS251 certificates to be submitted via an electronic system designated by FSD and is exploring the possibility of proportionately shortening the submission timeframe.</p>                                      | <p>The Government launched a public consultation on the proposed amendments on 26 May 2026. Following the consultation, the proposed amendments will be finalized as soon as possible, with the goal of submitting the relevant bill to the Legislative Council for scrutiny within this year.</p> |
| 10. | <b><u>Amending existing fire safety legislation to enhance fire safety governance capabilities</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                      | Two stakeholder briefings were held in April, followed by consultation with the Legislative Council Panel on Security in May. A one-month public consultation was launched in late May.                                                                                                            |
| (i) | Strengthening the regulatory regime for FSIs. It is proposed to introduce a pre-approval mechanism for the major FSI shutdown, bringing it up from administrative “post-event notification” to statutory “pre-approval” checks. Additionally, a new offence for interfering with FSI will be introduced, along with a mandatory notification mechanism requiring major FSI defects to be reported within 24 hours. These measures will allow FSD to stay informed about building fire safety levels and effectively mitigate various risks. | The Security Bureau aims to submit the bill to the Legislative Council for first reading in December 2026.                                                                                                                                                                                         |

|       | <b>Improvement Measure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Implementation Timeline</b> |
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| (ii)  | Introducing the FSI "Responsible Persons" regime. PMCs will be explicitly incorporated into the statutory responsibility chain alongside owners or occupiers. This institutionalises the role of PMCs as a statutory fire safety controller, sharing joint responsibility with the owners and OCs to strengthen daily management and preventive measures. Furthermore, Responsible Persons must arrange fire alarm inspections every six months, provide additional fire safety measures during FSI shutdowns or defects, and display Annual Inspection Certificates. It is also proposed to elevate PMCs' duties of conducting annual fire drills and carrying out regular patrol of means of escape into statutory requirements.                                                                                                                                                                                                                                        |                                |
| (iii) | Reforming the RFSIC registration and disciplinary regime. Proposals include replacing the permanent registration of RFSICs with a five-year renewal system and subject to "fit and proper" assessments. Requirements of academic and continuous professional development for qualified persons (QPs) will be enhanced, and a new Registered Fire Service Installation Technician (RFSIT) qualification system will be introduced to elevate the professional status of frontline technicians. By codifying the duties of QPs and RFSITs, every FSI work must be verified to meet professional standards. The Disciplinary Board's powers will be expanded to include imposing fines and demerit points, providing more flexible disciplinary sanctions. Furthermore, we propose requiring all FS251 certificates to be submitted via an electronic system designated by FSD. We will also explore the possibility of proportionately shortening the submission timeframe. |                                |

|      | <b>Improvement Measure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Implementation Timeline</b> |
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| (iv) | Enhancing penalties and criminal accountability. It is proposed to substantially increase penalties for various offences. For instance, the maximum penalty for issuing false certificates will be raised from \$50,000 to \$3,000,000 and three years' imprisonment. Management criminal liability provisions will also be introduced: if an offence is proved to be committed with the consent, connivance, neglect or omission of a director or other officer concerned in the management of the company, QPs or authorised signatories, that person shall be guilty of the like offence. |                                |
| (v)  | Introducing a fixed penalty regime and streamlining the fire hazards abatement workflow. A fixed penalty regime will be introduced for offences that are straightforward to verify and involve clear-cut liability. Additionally, it is proposed to empower FSD to immediately abate fire hazards posing imminent or significant risks—regardless of whether direct prosecution has been initiated or a fixed penalty notice has been issued—and to recover the costs from relevant parties to more rapidly safeguard residents.                                                             |                                |
| (vi) | Enhancing FSD's Enforcement Powers. To tackle complex cases such as the issuance of false FS251 certificates, we will refine FSD's power of investigation when entering premises, and propose granting authorized FSD officers arrest power under specified circumstances.                                                                                                                                                                                                                                                                                                                   |                                |
| 11.  | <b><u>Optimising the cooperation mechanism between FSD and Other Departments</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | The relevant work is ongoing.  |

|     | <b>Improvement Measure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Implementation Timeline</b>                                                         |
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|     | <p>Building on the existing "three-tier framework"—comprising legislation, codes of practice and standards, as well as inter-departmental communication—FSD has enhanced its coordination mechanism to strengthen cross-departmental collaboration and close regulatory gaps.</p> <p>Regarding the handling of complaints and enquiries, FSD has further improved its case referral handling mechanism. For fire safety cases involving matters within the professional purview of other government departments, FSD will, with the complainant's/enquirer's consent, proactively refer the case to the most appropriate department. FSD will confirm that the referral has been taken over by the relevant department until completion. Should a department contest a referral, the case will be escalated to the Assistant Director or even Deputy Director level for inter-departmental coordination, with follow-up work executed based on the outcome. This measure strengthens the overall monitoring of complaints and enquiries to better address public expectations regarding fire safety.</p> <p>BD has issued a fire safety guideline pamphlet for major renovation works, with FSD's specialized advice on firefighting and rescue operations, dangerous goods handling, and FSIs incorporated.</p> | <p>FSD announced the optimised case referral and handling mechanism in April 2026.</p> |
| 12. | <b><u>Review of firefighting and rescue operations</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                        |
| (i) | <p><b><u>Operational Strategies for Mega-scale Fire Incidents</u></b></p> <p>Through the Mega-scale Fire Incidents Strategic Steering Committee, FSD is conducting a comprehensive review of the following five areas:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>The Committee has held multiple meetings since January 2026.</p>                    |

|       | <b>Improvement Measure</b>                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Implementation Timeline</b>                                                                                                                 |
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|       | <p>(a) Mobilisation;</p> <p>(b) Firefighting and search and rescue strategies;</p> <p>(c) Personal gear, fire appliances, and equipment;</p> <p>(d) Application of technology; and</p> <p>(e) Cross-boundary cooperation and coordination mechanisms.</p>                                                                                                                                                                             |                                                                                                                                                |
| (ii)  | <p><u>Emergency Communications and Mobilisation</u></p> <p>Regarding mobilisation, FSD plans to increase the number of emergency telephone lines at Fire Services Communications Centre (FSCC) to significantly reduce waiting times for callers.</p> <p>Furthermore, FSD will actively work with the Police to refine information exchange mechanisms, enhancing the efficiency of both departments in handling emergency calls.</p> | <p>FSD added 18 and 20 additional telephone lines in April and June 2026 respectively, bringing the total number of available lines to 68.</p> |
| (iii) | <p><u>Firefighting and Rescue Contingency Plans and Evacuation Strategies (Operational Deployment for Buildings Undergoing Major Renovations)</u></p> <p>FSD has implemented a series of enhanced measures targeting buildings undergoing major renovations: First, conducting proactive, targeted inspections based on lists of "scaffold-netted buildings" regularly updated</p>                                                    | <p>FSD implemented these measures on 1 May 2026.</p>                                                                                           |



|           | Improvement Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Implementation Timeline                            |
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|           | by BD, ArchSD, HD, and ICU, and formulating building-specific contingency plans; second, immediately dispatching additional fire service resources for any fire incidents involving "scaffold-netted buildings"; and third, if adjacent buildings are also found to be "scaffold-netted," two additional fire appliances will be deployed specifically to monitor fire spread and, if necessary, initiate early evacuation to enhance risk control and safeguard residents.                                 |                                                    |
| (iv)      | <p><u>Emergency Alert System (EAS)</u></p> <p>The Government has upgraded the EAS to allow bureaux and departments to send alerts to individual or multiple districts among the 18 districts. For wide-spread fires requiring the immediate evacuation of residents within a district, the Security Bureau and FSD are refining internal guidelines for activating the EAS. Meanwhile, the Government is also formulating pre-set messages applicable to fires and other specific emergency situations.</p> | Relevant details are currently being finalized.    |
| <b>B.</b> | <b>Construction safety requirements, standards, supervision and day-to-day maintenance regime for the building maintenance and renovation works, and the roles and responsibilities of personnel with supervisory roles across all stages (including government officers, authorised professionals, contractors and others)</b>                                                                                                                                                                             |                                                    |
| 1.        | In the past, the risk-based site inspection arrangements for site inspections adopted by BD focused primarily on new building works. Building repair works are classified as minor works, given their nature, scale, complexity and long-term structural safety risks are relatively low. The general practice in the past was to conduct on-site inspections when irregularities were identified during random checks of documents submitted by                                                            | BD has stepped up inspections since December 2025. |

|    | <b>Improvement Measure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Implementation Timeline</b>                                                                                                                                 |
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|    | <p>contractors upon completion of works, or in response to reports/submissions.</p> <p>Since December last year, BD has stepped up inspections of sites of large-scale building repair works, carrying out surprise inspections at least once every six months (i.e. without prior notice) to check whether sites have adequate fire resisting construction, whether fire barriers (including fire rated doors and fire rated fixed lights) have been removed, and whether combustible materials (such as foam boards) have been installed on windows, etc.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                |
| 2. | <p>In early 2025, the Development Bureau (DEVB) conducted a public consultation on proposed amendments to the Buildings Ordinance. Proposals put forward at that time included increasing penalties for registered building professionals or registered contractors contravening relevant regulations. The maximum penalty is recommended to be raised from currently \$1 million to \$10 million if the works they were directly involved in have caused serious cases of injury or death. In addition, DEVB proposed strengthening the registration and disciplinary systems for contractors, including allowing the Disciplinary Board to impose more than one sanction (in addition to increasing the fine from currently \$250,000 to \$400,000, the Disciplinary Board may also consider ordering a reprimand and/or removing the contractor from the register) to enhance deterrence.</p> <p>In light of the Tai Po fire incident, DEVB and BD are further reviewing the Buildings Ordinance along the following directions:</p> | <p>It is planned to table the amendment legislation at the Legislative Council for scrutiny in December 2026, following a review of the earlier proposals.</p> |

|       | <b>Improvement Measure</b>                                                                                                                                                                                                                                                                                                                                                            | <b>Implementation Timeline</b> |
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|       |                                                                                                                                                                                                                                                                                                                                                                                       |                                |
| (i)   | <u>Enhancing regulation of works</u> : it is proposed to upgrade large-scale building repairs works that are normally Class II minor works under the existing regime, such that the regulation and penalty will be more stringent, including supervision of works by third-party professionals and submission of prescribed plans and supervision plans before commencement of works; |                                |
| (ii)  | <u>Enhancing regulation of temporary precautionary measures and fire safety protective measures</u> : amending the Building (Construction) Regulation to empower the Building Authority to prescribe requirements for temporary precautionary measures and fire safety protective measures for large-scale building repair works;                                                     |                                |
| (iii) | <u>Clarifying the duties of building inspection and works supervision</u> : reviewing the duties of building inspection and works supervision under existing large-scale repair works for clarifying duties and breaking the chain of interests;                                                                                                                                      |                                |
| (iv)  | <u>Strengthening regulation of registered building professionals and contractors</u> : further strengthening the regulation of both parties based on the original proposals, including strengthening the causes for disciplinary actions and factors for considering registration renewal;                                                                                            |                                |
| (v)   | <u>Enhancing regulation of specified building materials</u> : it is proposed to add provisions stipulating the requirement to comply with the safety standards of specified building materials to be specified by the Building Authority,                                                                                                                                             |                                |

|      | <b>Improvement Measure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Implementation Timeline</b>                                                                                  |
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|      | and empowering the Building Authority to impose direct sanctions and raise penalty for non-compliance; and                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                 |
| (vi) | <u>Empowering the Building Authority to prescribe safety building distances and requirements for large-scale repair works</u> : subject to findings of the study conducted jointly by FSD and BD, prescribing requirements regarding the safety distance for buildings requiring erection of scaffolding for undergoing large-scale repair works.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                 |
| 3.   | <p>ICU of the Housing Bureau has since December last year stepped up inspections on buildings with large-scale renovation works in progress under its purview, including five courts under the Home Ownership Scheme and estates under the Tenants Purchase Scheme, involving a total of 29 buildings.</p> <p>As of May 2026, ICU has conducted a total of 245 inspections on the aforesaid courts/estates, including 225 inspections on scaffolding and 20 surprise inspections on whether sufficient fire resisting construction was provided on site, whether fire barriers (including fire rated doors and fire rated fixed light) had been removed, whether any combustible materials (such as foam boards) had been affixed to the windows, etc. If any irregularities (e.g. scaffolding structures erected in escape staircases and debris obstructing fire escapes) are uncovered, ICU will immediately issue warnings for rectification and request follow-up by relevant registered building professionals/RCS. ICU will also report the non-compliant behaviours of the relevant persons to the BD and recommend for its consideration of disciplinary actions and/or prosecution as appropriate.</p> | Since December 2025, ICU has stepped up inspections and progressively implemented various improvement measures: |

|      | <b>Improvement Measure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Implementation Timeline</b>                                   |
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|      | ICU has actively taken forward a series of reform. In particular, it has implemented an array of improvement measures in respect of the monitoring and workflow of large-scale renovation works related to the Mandatory Building Inspection Scheme (MBIS), including -                                                                                                                                                                                                                                                                                                                                 |                                                                  |
| (i)  | <u>Project-based integrated control for courts with large-scale renovation in progress</u><br><br>ICU will conduct holistic risk assessments taking into account various minor works conducted in the same court concurrently, and formulate inspection/random check plans during the course of the works based on the risk levels. It will, through internal meetings across teams chaired by its directorate staff, regularly review such risk assessments and inspection/random check plans.                                                                                                         | (i) Since May 2026.                                              |
| (ii) | <u>Stepping up inspections, reviews and random checks in a multi-pronged manner</u><br><br>(a) Introducing regular inspections: ICU has already set the frequency of site inspection at least once every four months (while BD's current required frequency is once every six months), and will step up its inspection efforts having regard to actual circumstances on site.<br><br>(b) Strengthening monitoring against non-compliances or irregularities: ICU has enhanced its inspection arrangements and will not notify/make appointment with registered inspectors (RIs)/RCs in advance. Even if | (ii)(a) Since December 2025.<br><br>(ii)(b) Since December 2025. |

|       | <b>Improvement Measure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Implementation Timeline</b> |
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|       | <p>the circumstances of an individual case warrant an advance notice, ICU will shorten the notice period and will not reveal the details of the inspection.</p> <p>(c) ICU has introduced a new mechanism for its Audit Fundamental Check for minor works, under which another team would be responsible for audit reviews and would conduct site inspections targeting minor works with higher risks (such as those concerning alterations to fire escapes and escape staircases). For works site of Class I minor works with supervision plans, ICU would also increase the percentage of random checks to 30% (while BD's current required percentage of random checks is 20%).</p> | (ii)(c) Since May 2026.        |
| (iii) | <p><u>Leveraging technology to combat falsification</u></p> <p>When conducting random checks on site, ICU staff will make use of technology to randomly select details to be inspected (such as buildings or locations for sampling scaffolding nets) on the spot. ICU is also optimising its computer systems to introduce more random check tools, so as to combat possible falsifications;</p>                                                                                                                                                                                                                                                                                      | (iii) Since May 2026.          |
| (iv)  | <p><u>Stepping up monitoring of RIs and RCs</u></p> <p>ICU mandates submission of supervision proposals by RIs, steps up random checks on their site inspection records, as well as regularly meets with the RIs in person as well as the RCs to follow up on the works progress and details. ICU would also report RIs and RCs with unsatisfactory</p>                                                                                                                                                                                                                                                                                                                                | (iv) Since April 2026.         |

|       | <b>Improvement Measure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Implementation Timeline</b>                                    |
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|       | performance to law enforcement agencies for their disciplinary actions and/or prosecution;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                   |
| (v)   | <u>Standardising practice to reduce safety risks</u><br><br>In accordance with BD's latest circular which serves as a reminder to the trade, ICU requests that RIs and RCs conduct safety risk assessments before commencement of works, suitably plan and formulate the details of the works, refrain from affixing combustible materials (such as foam boards) to external walls and windows of buildings, as well as ensure the accessibility and proper functioning of means of escapes throughout the course of the works, etc. ICU also requests, in addition to the requirements in the said circular, that for large-scale renovation works of a court involving more than one building, all repair of external walls must be carried out in phases, so as to reduce the risk of fire spreading in case of a fire. | (v) Since April 2026.                                             |
| (vi)  | <u>Stepping up regulation of scaffolding nets</u><br><br>ICU, in accordance with BD's Practice Note for Registered Contractors 85 (PNRC 85), requests that RCs conduct sampling and testing on scaffolding nets in specified ways. It will also use computer systems to randomly select individual items already installed for random check on site; and                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | (vi) Since December 2025, after BD promulgated the Practice Note. |
| (vii) | <u>Stepping up inter-departmental collaboration</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | (vii)(a) Since the first quarter of 2026.                         |

|  | Improvement Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Implementation Timeline                                                                                                                                                                              |
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|  | <p>(a) ICU has stepped up liaison with BD and increased the frequency of meetings amongst different teams (including the MBIS Team, the Minor Works Team and the Site Monitoring Team), so as to expedite and ensure an effective exchange of information.</p> <p>(b) As buildings with large-scale renovation in progress involve relatively higher risks, Head and directorate staff of ICU will proactively step up communication and collaboration with relevant departments in enforcement and operation, including reflecting ICU's observations in handling different cases to BD, and taking the initiative to convene inter-departmental meetings to discuss how best to handle individual cases with relevant departments.</p> <p>(c) ICU has requested BD to arrange more experiential sharing and training on building control matters for ICU staff.</p> <p>(d) ICU will step up publicity and education for PMCs and residents regarding the information and requirements of individual items, and encourage them to report inappropriate behaviours of various construction staff, with a view to monitoring and detecting non-compliances through more means and channels.</p> <p>(e) ICU has established a two-way reporting mechanism with the Fire Services Department for regular exchange of information on buildings with large-scale renovation, so as to assess the fire safety risks of such buildings and follow up suitably.</p> | <p>(vii)(b) Since the third quarter of 2026.</p> <p>(vii)(c) Since the third quarter of 2026.</p> <p>(vii)(d) Since the third quarter of 2026.</p> <p>(vii)(e) Since the second quarter of 2026.</p> |



|           | <b>Improvement Measure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Implementation Timeline</b>                                                                             |
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|           | (f) ICU is exploring with the Labour Department the establishment of a mechanism for regular exchange of information of buildings with large-scale renovation in progress to facilitate follow-up.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | (vii)(f) Since the third quarter of 2026.                                                                  |
| <b>C.</b> | <b>The prevailing list of materials meeting safety standards and the related verification and testing systems for the building maintenance and renovation works, and the roles and responsibilities of personnel with supervisory roles across all stages (including government officers, authorised professionals, contractors and others)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                            |
| 1.        | <p>BD issued a practice note (i.e. PNRC 85) to RCs on 19 December to implement the new mechanism for sampling and testing of scaffolding nets in Hong Kong. In addition to scaffolding nets used in building repair works, the new mechanism also applies to those used in new building works.</p> <p>The new mechanism comprises three components: (1) RCs should provide fire retardant performance test reports of scaffolding nets; (2) RCs should conduct sampling of each lot of scaffolding nets in the specified manner for testing. Tests should be conducted by accredited laboratories designated by the Government. If any sample of a lot fails to meet the standards, the entire lot must not be used. Only when all the samples have met the standards can the lot be installed on scaffolding; (3) registered contractors may commence works after installing the nets that have passed the tests on scaffolding, and they should notify BD. BD will randomly select individual projects with scaffolding nets installed for site audit on each elevation. If a sample from an individual elevation fails to meet the standards, it means that the scaffolding nets on the entire elevation are non-</p> | The new mechanism was announced on 11 December 2025, and the practice note was issued on 19 December 2025. |

|           | <b>Improvement Measure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Implementation Timeline</b>                                                                                                    |
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|           | <p>compliant with the recognised standards and should be removed in entirety. BD will allow flexibility for new buildings considering that they are yet to be occupied or in use and that the risk is of a relatively lower level. Contractors may choose to first install the scaffolding nets before conducting sampling and testing, so as to avoid affecting the progress of works.</p> <p>Taking into account the space constraint of some building repair works sites or construction sites of new buildings, BD allows on-site or off-site sampling. Contractors are required to establish a tracking system to the satisfaction of BD so as to ensure that the scaffolding nets eventually installed are from the lots that have passed laboratory testing.</p> |                                                                                                                                   |
| <b>D.</b> | <b>The communication mechanism between BD and ICU</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                   |
| 1.        | Suggestions for strengthening the communication mechanism between BD and ICU include the following:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | BD has strengthened suggestion item (ii) since early 2026 and will discuss with ICU on the implementation details in other items. |
| (i)       | Rationalising the current consultation mechanism so that all consultations (including verbal consultations) require endorsement by a directorate-level officer from BD and be recorded in a designated database for reference by ICU staff; enhancing training to ensure that ICU staff can participate in relevant courses and experience-sharing sessions;                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                   |
| (ii)      | Increasing the frequency of regular working-level liaison meetings from an annual basis to a quarterly basis to discuss annual enforcement targets, enforcement and implementation details, as well as specific cases, so as to ensure consistency between the practices of ICU and BD;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                   |

|           | <b>Improvement Measure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Implementation Timeline</b>                                                                         |
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| (iii)     | Expanding the content of the bi-annual reports submitted by ICU to BD to include the handling of specific cases, the review of communication mechanisms and training matters as standing agenda items; and                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                        |
| (iv)      | Establishing a mutual secondment mechanism between BD and ICU to enhance mutual understanding of each other's standard practices and culture.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                        |
| <b>E.</b> | <b>Construction site safety</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                        |
| 1.        | <p>To further reduce fire risk and enhance construction site safety, the Labour Department (LD) is expeditiously seeking to amend the relevant legislations, proposing to designate “construction site” as a statutory no smoking area in order to prohibit any person from smoking at construction sites and to impose clear legal obligations on principal contractors and sub-contractors, requiring them to take all reasonable steps to enforce the smoking ban at construction sites, for implementing a smoking ban at construction sites with a view to enhancing the site safety standard.</p> <p>The amended legislations will explicitly specify that smoking by any person is prohibited at construction sites. Upon the enactment of the amended legislations, LD's frontline staff will be empowered to issue a fixed penalty notice to or initiate a prosecution against a person who is found smoking at a construction site.</p> | The relevant proposed legislative amendments were introduced into the Legislative Council in May 2026. |

|    | <b>Improvement Measure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Implementation Timeline</b>                                                                                                                                                                                                               |
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|    | Besides, LD is now exploring the use of innovation technology to assist its law enforcement work, including the use of small unmanned aircraft to conduct remote surveillance for detecting smoking activities at construction sites.                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                              |
| 2. | LD is now revising the Codes of Practice for Scaffolding Safety to explicitly require that all protective screens (including protective nets, tarpaulin, plastic sheeting and canvas) installed on scaffolds should have appropriate fire retardant properties, and be in compliance with a recognised standard as well as the relevant requirements of PNRC 85 issued by BD, so as to ensure that protective materials fulfil the required fire retardant standard; and to specify the material requirements for toe-boards, ensuring that their strength is adequate for preventing fall of person and materials, while not increasing the risk of fire. | Consultation work has started on 28 May 2026, and the revision of the relevant Codes of Practice is expected to complete in Q3 this year.                                                                                                    |
| 3. | LD has launched a special inspection and enforcement operation, targeting toe-boards installed on scaffolds to ensure that toe-boards used by contractors are in compliance with the provisions in the Construction Sites (Safety) Regulations and the Codes of Practice on scaffolding safety.                                                                                                                                                                                                                                                                                                                                                            | The relevant special inspection and enforcement operation commenced on 9 January 2026. As at 28 May 2026, LD inspected 1,411 construction sites with scaffolding erected, with 436 improvement notices issued and 33 prosecutions initiated. |
| 4. | LD has enhanced inter-departmental collaboration to improve site safety of large-scale building maintenance works, including:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                              |

|       | <b>Improvement Measure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Implementation Timeline</b>                                                   |
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|       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                  |
| (i)   | Joining an inter-departmental working group with BD and FSD to study the requirements regarding the safety distance for buildings for requiring erection of scaffolding for undergoing large-scale repair works (please refer to Item 2(vi) of Part B for details);                                                                                                                                                                                                                             | (i) The relevant work has started in April 2026.                                 |
| (ii)  | Deploying staff members to support BD in taking samples of scaffolding protective nets (please refer to Item 1 of Part C for details);                                                                                                                                                                                                                                                                                                                                                          | (ii) The relevant work has been implemented, starting from January 2026 onwards. |
| (iii) | Establishing a regular notification mechanism with BD whereby BD would forward the following building lists to LD at bi-weekly intervals to facilitate its timely safety inspections at the relevant buildings:<br><br>(a) list of buildings with Notification Form of completion of scaffolding or change of scaffolding protective materials under PNRC 85; and<br><br>(b) list of buildings issued with statutory notices of BD under the MBIS requiring prescribed repair after inspection. | (iii) The relevant mechanism has been implemented since April 2026.              |
| 5.    | In response to the circular letter issued by BD to the industry on 16 March 2026 in respect of the fire safety precautionary measures to be taken for the large scale building repair work (including that any access opening in escape staircases should be protected by a temporary fire barrier with a fire rating property equivalent to that of the original provision), LD's frontline staff has been asked to refer any non-conformity with BD's requirements                            | Effective since 17 March 2026.                                                   |

|           | <b>Improvement Measure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Implementation Timeline</b>                                                                                                                                                                                                                     |
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|           | on means of escape detected during site inspections to BD and FSD for follow-up. Frontline officers of LD would be regularly reminded of the relevant requirements and arrangements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                    |
| 6.        | LD is reviewing and further enhancing its internal mechanism for handling occupational safety and health complaints, with the aim of ensuring that its frontline staff can handle the persistent complaints more effectively and refer appropriate cases to relevant departments to follow up.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | The revision of the relevant internal guidelines is in progress and the new guidelines are expected to be put into effect in Q3 of 2026.                                                                                                           |
| <b>F.</b> | <b>Systemic issues relating to undue connected interests, conflicts of roles, improper collusion etc. in large-scale building maintenance and renovation works</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                    |
| 1.        | <p>DEVB, in collaboration with the Urban Renewal Authority (URA), is preparing to launch an enhanced version of “Smart Tender” to assist OCs and owners in engaging consultants and contractors from the “pre-qualified lists” to be established in future to properly carry out building repair works. To this end, we have allocated a total of \$300 million to URA, and the relevant commitment has been approved in the recently passed Budget.</p> <p>The enhanced version of “Smart Tender” includes (i) launching more rigorous “pre-qualified lists” of consultants and contractors. In addition to considering criminal and disciplinary records alongside past performance, consultants and contractors must pass background checks by the Hong Kong Police Force and the Independent Commission Against Corruption before they can be included in the lists and are eligible to participate in tendering, (ii) URA will oversee the tendering and tender evaluation processes for owners to engage consultants and contractors, and (iii) for</p> | The plan is to report proposed detailed arrangements to the Panel on Development of the Legislative Council in the middle of this year, so as to strive for rolling out the enhanced version of “Smart Tender” in the fourth quarter of this year. |

|    | <b>Improvement Measure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Implementation Timeline</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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|    | <p>buildings applying for government maintenance subsidies, after commencement of works, URA will require consultants and contractors to report to URA at critical project junctures, so that URA may offer independent advice to owners.</p> <p>In addition, DEVB is reviewing how to strengthen oversight of the performance of inspection consultants, supervision consultants, and contractors through legislative and administrative measures.</p>                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 2. | <p>On the front of building management, the Home and Youth Affairs Bureau is taking forward the next phase of amendments to the Building Management Ordinance (Cap. 344). The five proposed amendment directions cover:</p> <p>(a) raising the quorum and voting thresholds for decisions on large-scale maintenance works and high-value procurement;</p> <p>(b) enhancing the handling of proxy instruments;</p> <p>(c) enhancing the declaration of interests mechanism;</p> <p>(d) clarifying meeting procedures; and</p> <p>(e) enhancing the powers of the Authority.</p> | <p>The Government consulted the Legislative Council Panel on Home Affairs, Culture and Sports on the proposed amendments in February 2026 and has commenced consultations with the property management sector. It also plans to conduct a public consultation on the amendment proposals in mid-2026, which will include collecting district views through the Working Groups on Building Management under the District Councils. The Government will then will strive to submit the amendment bill to the Legislative Council for scrutiny as soon as practicable, with a view to further strengthening the legal framework.</p> |

|           | <b>Improvement Measure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Implementation Timeline</b>                                                                                                                                                                                                      |
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| <b>G.</b> | <b>Other improvement measures</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                     |
| 1.        | DEVB attaches great importance to the regulation of material quality in construction works. In addition to focusing on scaffolding nets at external walls, DEVB, in collaboration with BD, will review the existing testing mechanism for the specification of construction materials. Given the wide variety of materials involved in construction projects, DEVB and BD will adopt a risk-based approach and set priorities in examining the current mechanism to identify whether the regulatory requirements for certain categories of materials need to be further strengthened, for example through enhanced certification, inspections, on-site sampling and testing, etc.                                                                                                                                                                        | DEVB and BD commenced the review in January 2026, and the work is currently underway. The relevant practice notes and contract specifications will be updated at suitable juncture, taking into account the findings of the review. |
| 2.        | <p>DEVB and the Construction Industry Council started the discussion with the industry on the roadmap to switch from bamboo scaffolding to metal scaffolding where appropriate, based on the needs of different work scenario.</p> <p>The main tasks mentioned above include identifying the work scenarios in new building construction and large-scale building repair projects which metal scaffolding could be used (considering factors such as the sufficiency of space or structural capacity), and developing a roadmap for projects that meet these scenarios to switch to metal scaffolding. Factors to be considered include: (i) the capability of bamboo scaffolders and bamboo scaffolding specialized contractors to withstand the transition and assisting them in a smooth transition; (ii) a stable and sufficient supply of metal</p> | DEVB has started the discussion on the arrangement and the roadmap with the industry in December 2025, hoping to reach a consensus as soon as possible.                                                                             |



|    | <b>Improvement Measure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Implementation Timeline</b>                                                                                                                                             |
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|    | scaffolding; and (iii) the transportation and storage arrangements for metal scaffolding.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                            |
| 3. | The Construction Industry Council is currently reviewing the practices / operations of the large-scale building maintenance industry (including its subcontracting system). The objective is to review and enhance the conduct and integrity of the sector, as well as to strengthen safety awareness and training for both management personnel and frontline workers. The Construction Industry Council is formulating a set of Good Practice Guidelines for large-scale building maintenance industry, which will include recommendations on the subcontracting of such works to promote the healthy development of the construction industry.                                                                                                                                                                                                                                                                | It is expected that the Construction Industry Council will promulgate the Good Practice Guidelines within this year.                                                       |
| 4. | <p>In terms of competition policy, the Competition Commission (Commission) has completed preparing an enhanced version of the Non-Collusion Clauses (NCC) for procurers to incorporate into their tender documents and procurement contracts, in order to further prevent collusive conduct including bid-rigging. The enhanced NCC includes adding a clause to explicitly state that violating the NCC may constitute a criminal offence, as well as introducing additional terms requiring bidders to make a Statutory Declaration affirming the warranties within the NCC, so as to increase deterrent effect. The implementation of relevant measures does not involve legislative amendments.</p> <p>Moreover, the Commerce and Economic Development Bureau is working closely with the Commission to review the Competition Ordinance (Ordinance) from multiple perspectives and consider the need for</p> | <p>The Commission expects to launch the enhanced NCC in June.</p> <p>We will finalise the recommendations for amending the Ordinance after considering the IC's views.</p> |

|  | <b>Improvement Measure</b>                                                                                                                                                                                    | <b>Implementation Timeline</b> |
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|  | legislative amendments, taking into account the implementation of the Ordinance to date and the experiences of other jurisdictions, with a view to strengthening deterrence against anti-competitive conduct. |                                |