



# Basic Housing Units Ordinance (Cap. 658)

Code of Practice on Minimum Standards  
of Living Conditions for Basic Housing Units





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**March 2026**

# Table of Contents

<b>Chapter 1. Introduction</b>	1
<b>Chapter 2. Definitions</b>	3
2.1 Subdivided Unit	4
2.2 Flat	4
2.3 Principal Flat	4
2.4 Shared Part	4
2.5 Principal Building	4
2.6 Grace-period Registration	5
2.7 Basic Housing Unit	5
2.8 Basic-housing-unit Recognition	5
2.9 Minimum Standards of Living Conditions	5
2.10 Owner	5
2.11 Operator	6
2.12 Specified Professional	6
2.13 Reference Building Plan	7
<b>Chapter 3. Scope of Regulation</b>	8
3.1 Subdivided Units under Regulation	9
3.2 Inapplicable Premises	9
<b>Chapter 4. Minimum Standards of Living Conditions for Basic Housing Units</b>	10
4.1 Overview	11
4.2 Minimum Internal Floor Area	15
4.3 Minimum Height	16
4.4 Fire Safety	17
4.5 Loading	22
4.6 Separate Toilet	23
4.7 Water Supply Point and Sink Outside Toilet	25
4.8 Lighting and Ventilation	27
4.9 Water and Electricity Meters	30

## **Appendices**

<b>Appendix I</b>	Schedule 1 of Basic Housing Units Ordinance – Minimum Standards of Living Conditions	34
<b>Appendix II</b>	Specified Statutory Orders, Notices or Directions Relating to Subdivided Unit or its Principal Flat	38

# Chapter 1

## Introduction



# 1. Introduction

- 1.1 The Basic Housing Units (BHUs) Ordinance was published in the Gazette on 3 October 2025 (hereinafter referred to as “gazettal date”), and commenced on 1 March 2026, to implement a new regulatory regime (hereinafter referred to as “BHU regulatory regime”) for the letting of subdivided units (SDUs) in domestic flats (i.e. flats located in domestic buildings or the domestic part of composite buildings). Meanwhile, the provisions in Part 2 of the BHUs Ordinance concerning the offence of illegal letting of SDUs will come into effect on 1 March 2027. Under the BHU regulatory regime, SDUs in domestic flats must meet the minimum standards of living conditions and obtain BHU recognition before they can be legally let out (including tenancies and contractual licences granted for occupation of any premises), so as to ensure the provision of safe, hygienic and reasonable living conditions in the relevant SDUs.
- 1.2 The BHUs Ordinance is implemented under the principle of “registration first, enforcement later”, providing a 48-month transitional arrangement to allow reasonable time for SDU owners / operators to gradually adapt to the statutory requirements. Specifically, the Dedicated Team on Subdivided Units (hereinafter referred to as “Dedicated Team”) under the Housing Bureau implements a 12-month grace-period registration system starting from 1 March 2026 (i.e. until 28 February 2027), under which pre-existing SDUs can obtain a 36-month grace-period (i.e. from 1 March 2027 to 28 February 2030) upon completion of the grace-period registration application. This allows owners / operators of the relevant units to carry out necessary alteration works and submit applications for BHU recognition. At the same time, the Dedicated Team concurrently accepts BHU recognition application starting from 1 March 2026 for SDUs that are certified by specified professionals to be in compliance with the minimum standards of living conditions. The offences concerning the illegal letting of SDUs with no registration and no recognition will come into effect 12 months after the commencement of the BHUs Ordinance (i.e. from 1 March 2027 onwards).
- 1.3 The Secretary for Housing issues this Code of Practice on Minimum Standards of Living Conditions for Basic Housing Units (hereinafter referred to as “Code of Practice”) pursuant to section 84 of the BHUs

Ordinance to provide clear guidance on how an SDU can meet the minimum standards of living conditions (i.e. as set out in Schedule 1 of the BHUs Ordinance; see Appendix I of this Code of Practice). Specified professionals should prepare the required certification report (which should be prepared in accordance with the Form of Certification Report by Specified Professional issued by the Dedicated Team) for SDUs intended to apply for BHU recognition, for certifying the relevant SDUs' compliance with the minimum standards of living conditions. This Code of Practice comes into effect on 1 March 2026, and the Secretary for Housing may, from time to time, amend or revoke the Code of Practice, or any part thereof.

- 1.4 For details regarding the grace-period registration and BHU recognition applications, please refer to the Application Guide for Grace-period Registration and Basic-housing-unit Recognition (hereafter referred to as “Application Guide”) separately issued by the Dedicated Team.
- 1.5 Compliance with the requirements of this Code of Practice does not exempt any person from the legal liabilities, obligations or requirements imposed under the BHUs Ordinance, other ordinances or the common law.
- 1.6 This Code of Practice does not prejudice the power of other government departments in taking enforcement or regulatory actions.
- 1.7 This Code of Practice, the Application Guide, relevant forms / notices and Form of Certification Report by Specified Professional can be viewed and downloaded on the BHU thematic website ([www.bhu.gov.hk](http://www.bhu.gov.hk)), or obtained from the office of the Dedicated Team (address: 30/F, Revenue Tower, 5 Gloucester Road, Wan Chai, Hong Kong) in person during office hours (from 9:00 a.m. to 6:00 p.m., Mondays to Fridays, except public holidays).

# Chapter 2

## Definitions



## 2. Definitions

### 2.1 Subdivided Unit

If a flat<sup>1</sup> of a domestic building or the domestic part of a composite building is partitioned or repartitioned through 1 or more walls or installations (e.g. brick walls, metal plates, wood boards, sliding panels, tall partition cabinets, etc., regardless of whether such an installation is a fixture, what material the installation is made of, whether the installation is immobile and whether the installation is in the shape of a vertical plane) in a way that is not shown in the reference building plan of the building, and after such partition or repartition, there are 2 or more wholly or substantially enclosed compartments in the flat, and where among the compartments, at least 2 are designed for each being the subject of a separate domestic tenancy and at least 1 is formed by the partition or repartition, then each of these compartments is an SDU.

### 2.2 Flat

In relation to a building, means premises that are demarcated or shown as a separate unit (however described) in the reference building plan of the building.

### 2.3 Principal Flat

In relation to an SDU, means the flat in which the SDU is located.

### 2.4 Shared Part

In relation to a flat, means the part of the flat that is not an SDU (if any).

### 2.5 Principal Building

In relation to an SDU or flat, means the building in which the SDU or flat is located.

<sup>1</sup>Including subsidised sale flats for which premium has been paid to the Hong Kong Housing Authority or the Hong Kong Housing Society to remove the restriction on alienation.

## 2.6 Grace-period Registration

Means the registration granted by the Dedicated Team upon approval of the application for a domestic flat with pre-existing SDU (i.e. an SDU with valid domestic tenancy during 4 July 2025 to 3 October 2025), such that all SDUs in the flat are granted with grace period (i.e. from 1 March 2027 to 28 February 2030).

## 2.7 Basic Housing Unit

Means an SDU for which a BHU recognition is in force.

## 2.8 Basic-housing-unit Recognition

Means the recognition granted by the Dedicated Team upon approval of the application / renewal application for an SDU certified by a specified professional to be in compliance with the minimum standards of living conditions, and that any legal liability arising from specified statutory order, notice, or direction relating to the SDU or its principal flat has been discharged.

## 2.9 Minimum Standards of Living Conditions

Means the requirements applicable to an SDU and its principal flat as set out in Schedule 1 to the BHUs Ordinance, i.e. minimum internal floor area, minimum height, fire safety, loading, separate toilet, water supply point and sink outside toilet, lighting and ventilation, as well as separate water and electricity meters.

## 2.10 Owner

In relation to any premises in a building, means:

- (a) if the land on which the building is erected is divided into undivided shares and the entitlement to exclusive possession of the premises is attached to the ownership of one of those shares (specified undivided share) – a person:
  - (i) who appears from a register kept in the Land Registry under the Land Registration Ordinance (Cap. 128) to be an owner of the specified undivided share; or

(ii) whose name is entered in the Title Register (as defined by section 2(1) of the Land Titles Ordinance (Cap.585)) as an owner of the specified undivided share; or

(b) otherwise – a person:

(i) who appears from a register kept in the Land Registry under the Land Registration Ordinance to be an owner of the land; or

(ii) whose name is entered in the Title Register (as defined by section 2(1) of the Land Titles Ordinance) as an owner of the land.

In short, it means a person whose name is recorded in the relevant register or Title Register kept by the Land Registry as the owner of the relevant undivided share or land.

## **2.11 Operator**

In relation to an SDU, means a person who lets the SDU for habitation, or any other person who is from time to time entitled to receive rent for such letting. Operator may include the owner of the principal flat / SDU, principal tenants, estate agents, or any other person who enters into a domestic tenancy with a tenant. A person who provides an SDU to others for habitation without receiving rent will not be regarded as operator.

## **2.12 Specified Professional**

Means any of the persons specified in Schedule 3 to the BHUs Ordinance, i.e.:

(a) a person whose name is on the register of registered architects established and maintained by the Architects Registration Board;

(b) a person whose name is on the register of registered professional engineers established and maintained by the Engineers Registration Board under the building, building services, civil, fire or structural discipline; and

(c) a person whose name is on the register of registered professional surveyors established and maintained by the Surveyors Registration Board under the building surveying division.

## 2.13 Reference Building Plan

- (a) For a pre-existing building with an occupation permit issued by the Buildings Department (“BD”) before 3 October 2025 (i.e. gazettal date), means the approved building plan that is the latest one approved by the Building Authority for the building as at the gazettal date.
- (b) For a pre-existing building with an approval or consent to occupy the building issued by the Housing Department or the Independent Checking Unit under the Office of the Permanent Secretary for Housing (hereafter referred to as “Independent Checking Unit”) before the gazettal date, means the approved building plan for the building that is the latest one as at the gazettal date.
- (c) When ascertaining which approved building plan of a pre-existing building in (a) or (b) above is the latest one for the building as at the gazettal date, if any alteration or addition works have been carried out to a flat and such works have been certified as completed and the Building Authority has issued an acknowledgment letter for the certification before the gazettal date, the building plan approved by the Building Authority for the relevant works is to be regarded as the latest approved building plan.
- (d) For any other building, reference building plan means:
  - (i) the approved building plan that is the latest one approved by the Building Authority for the building as at the date on which an occupation permit for the building is issued by BD; or
  - (ii) the approved building plan for the building that is the latest one as at the date on which an approval or consent to occupy the building is issued by the Independent Checking Unit.
- (e) Building plans submitted under the Minor Works Control System will not be regarded as reference building plan.

# Chapter 3

## Scope of Regulation



## 3. Scope of Regulation

### 3.1 Subdivided Units under Regulation

The BHU regulatory regime is applicable to SDUs in domestic flats. Any person who lets 2 or more SDUs in a domestic flat under separate domestic tenancies through written or oral tenancies is regulated by the BHUs Ordinance.

### 3.2 Inapplicable Premises

The BHU regulatory regime does not apply to the following premises:

- (a) premises specified in Part 2 of Schedule 4 to the BHUs Ordinance, including but not limited to public rental housing and subsidised sale flats with unpaid premium of the Hong Kong Housing Authority or the Hong Kong Housing Society, transitional housing, Light Public Housing, hostels managed by schools or universities, premises providing sleeping accommodation by employers to employees, domestic flats leased by non-profit making organisations providing social services, domestic flats acquired by the Urban Renewal Authority under projects as defined in section 2 of the Urban Renewal Authority Ordinance (Cap. 563), as well as bedspace apartments, hotels or guesthouses, residential care homes for the elderly, residential care homes for persons with disabilities, child care centres, and drug dependent persons treatment and rehabilitation centres that are already regulated by other existing statutory regimes;
- (b) non-domestic buildings (including commercial buildings and industrial buildings) or the non-domestic parts of composite buildings;
- (c) buildings or premises without an approved building plan (including New Territories Exempted Houses (such as “small houses”) and squatters); and
- (d) unauthorised building works located at rooftops, flat roofs, lanes, light wells, yards, etc., constructed in contravention of the Buildings Ordinance (Cap. 123).

# Chapter 4

## Minimum Standards of Living Conditions for Basic Housing Units



## 4. Minimum Standards of Living Conditions for Basic Housing Units

### 4.1 Overview

Pursuant to section 17(1) and 21(1) of the BHUs Ordinance, an SDU must be certified by a specified professional that it meets the minimum standards of living conditions and any legal liability arising from any specified statutory order, notice or direction that relates to the SDU or its principal flat (see Appendix II of this Code of Practice) has been discharged. Only upon such certification may the owner of the principal flat, or a person with the written consent of all owner(s) of the principal flat, submit a BHU recognition application / renewal application to the Dedicated Team.

#### 4.1.1 Certification Report by Specified Professional

- (a) A specified professional should prepare a certification report in accordance with the “Form of Certification Report by Specified Professional” issued by the Dedicated Team.
- (b) Prior to preparing the certification report, the specified professional should carefully review paragraphs 4.2 to 4.9 of this Code of Practice regarding the detailed requirements of the minimum standards of living conditions.
- (c) The certification report issued by the specified professional must confirm that any legal liability arising from any specified statutory order, notice or direction that relates to the SDU or its principal flat (excluding those statutory order, notice, or direction concerning only the common parts of the building) has been discharged. Specified professional should conduct searches on the Land Registry, as well as the websites of BD and the Fire Services Department (“FSD”), and inquire with the owner about the compliance status of any order, notice, or direction that relates to the SDU or its principal flat (if any).

- (d) The specified professional must personally conduct, or arrange for other person(s) (e.g. subordinates of the specified professional, other building professionals, or technical personnel) to conduct, on-site inspection(s) of the relevant principal flat and the SDU(s) therein intended for BHU recognition, and prepare the certification report based on the findings of the on-site inspection.
- (e) In the certification report, the specified professional must certify all relevant items under each minimum standard of living conditions for the SDU(s) intended for BHU recognition. The specified professional must also include a declaration in the report confirming that the relevant certifications are made based on his / her personal assessment. If necessary, the specified professional may arrange for other building professional(s) to assist in conducting part of the assessment work related to the certification (e.g. arranging for a structural engineer to conduct a structural assessment, arranging for a building services engineer to assess the air volume of the mechanical means of ventilation, etc.). The assessment report(s) prepared by such other building professional(s) should be attached to the certification report to support the specified professional's certification for the relevant items.
- (f) The certification report by specified professional must record the date of the on-site inspection of the SDU(s) and its principal flat (which should not be earlier than 1 March 2026<sup>2</sup>) and include, but not limited to, the following contents and supporting documents:
- (i) location plan of the principal building, reference building plan of the principal flat, layout plan of the principal flat and the SDU(s), and location plan of the SDU(s)<sup>3</sup>;
  - (ii) certification checklist of the minimum standards of living conditions;
  - (iii) photo record showing the existing conditions of the principal flat and the SDU(s);

<sup>2</sup> For the avoidance of doubt, alteration and addition works for an SDU may be carried out before 1 March 2026.

<sup>3</sup> The location plan of the SDU(s) must clearly show the SDU(s) intended for recognition, the extent of recognition, and the locations of windows. Different colors must be used to demarcate different SDUs.

- (iv) test / assessment report(s) of smoke seal door(s) / fire rated door(s) / fire rated partition wall(s) / partition wall(s) constructed of non-combustible materials (if applicable);
  - (v) copies of valid Certificate of Fire Service Installation and Equipment (FS251) for stand-alone fire detector(s) and fire extinguisher(s);
  - (vi) structural assessment report, including structural record plan and structural calculation of the affected parts;
  - (vii) ventilation assessment report(s) for mechanical means of ventilation (if applicable);
  - (viii) proof of installation of separate water meter(s) provided by the Water Supplies Department (“WSD”) (i.e. photo record showing the existing conditions of separate water meter(s), and water bill(s) or certificate(s) of completion of installation of separate water meters (if any));
  - (ix) proof of installation of separate electricity meter(s) provided by a power company (i.e. photo record showing the existing conditions of separate electricity meter(s), and electricity bill(s) (if any)); and
  - (x) other relevant photo record, supporting document(s), or supplementary information used by the specified professional to support the certification.
- (g) The specified professional should issue the certification report within 14 calendar days after the completion of the on-site inspection of the SDU(s) and its principal flat (if more than 1 on-site inspection is conducted, the date of the final inspection shall prevail) and deliver it to the applicant of BHU recognition. The applicant should submit the BHU recognition application / renewal application to the Dedicated Team within 28 calendar days from the date of issuance of the certification report.

#### 4.1.2 Other Relevant Provisions / Requirements

- (a) In general, for works carried out for the partitioning or repartitioning of a principal flat (whether or not for the purpose of complying with the minimum standards of living conditions), the owner should arrange for such works to be carried out in accordance with the relevant provisions / requirements of the Buildings Ordinance and its subsidiary legislation, as well as other relevant legislation / codes / guidelines (including but not limited to the Fire Safety (Buildings) Ordinance (Cap. 572) and the Fire Services Ordinance (Cap. 95), etc.).
- (b) For works, installations, or equipment of an SDU and the shared part of its principal flat that were not carried out under the supervision of a specified professional and were completed prior to the on-site inspection conducted or arranged by the specified professional, the responsibility of the specified professional is to: based on the on-site inspection results, assessments and judgments, together with relevant supporting documents, certify that the SDU meets the minimum standards of living conditions, and that any legal liability arising from any specified statutory order, notice, or direction relating to the SDU or its principal flat has been discharged.
- (c) For works, installations, or equipment of an SDU and the shared part of its principal flat (including but not limited to alteration and renovation works) that were carried out under the supervision of a specified professional, the responsibility of the specified professional is to: (i) ensure compliance with the relevant provisions / requirements of the Buildings Ordinance and its subsidiary legislation, as well as other relevant legislation / codes / guidelines, including but not limited to the Fire Safety (Buildings) Ordinance and the Fire Services Ordinance, etc.; and (ii) based on the on-site inspection results, assessments and judgments, together with relevant supporting documents, certify that the SDU meets the minimum standards of living conditions, and that any legal liability arising from any specified statutory order, notice, or direction relating to the SDU or its principal flat has been discharged.
- (d) With respect to paragraphs 4.1.2(a) and 4.1.2(c)(i) above, if the relevant works fall within the scope of minor works under the “Minor Works Control System” of the Buildings Ordinance (e.g. erection of non-load bearing block partition walls, thickening of floor slab by laying

solid screeding, or erection / alteration of drainage pipes), relevant works should be carried out through the simplified requirements under the “Minor Works Control System” and appointed prescribed building professional or a prescribed registered contractor to design and supervise the works, prior approval and consent from BD are not required. If relevant works that do not fall within the scope of minor works and the alteration / addition works involve the structure of the building, the owner must appoint an authorized person and a registered structural engineer to prepare plans in accordance to the Buildings Ordinance. After obtaining approval of the plans and consent to the commencement of building works from BD, the works can then be carried out by a registered contractor in accordance with the approved plans.

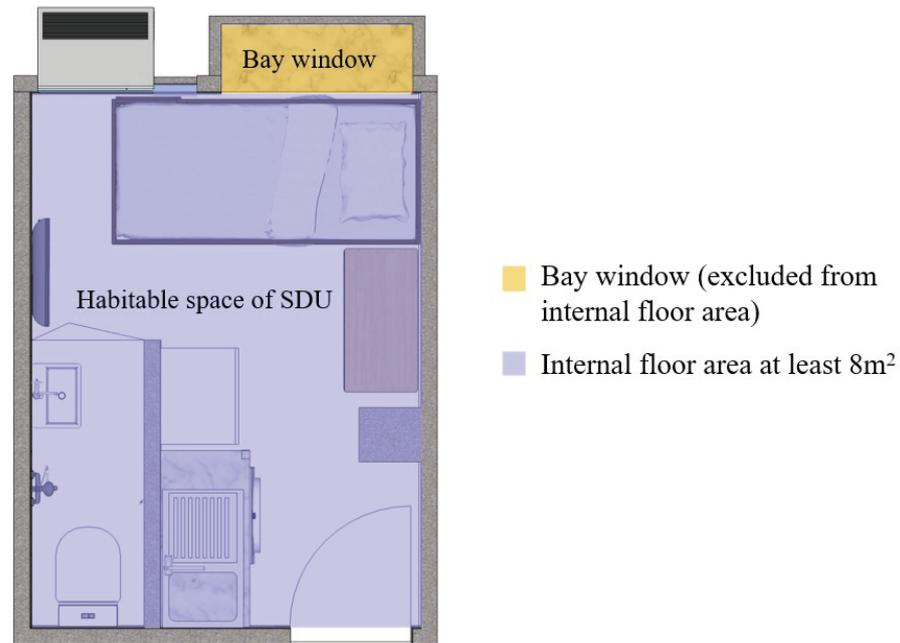
- (e) Even if an SDU has been certified by a specified professional as meeting the minimum standards of living conditions, if its design or layout is clearly inadequate to provide a safe, hygienic, and reasonable living conditions (e.g. the size or layout of the living space is clearly inadequate for placing a bed and providing basic living space, involves serious fire safety / hygienic hazards, etc.), the Dedicated Team will consider whether to refuse the BHU recognition application / renewal application for the SDU based on the actual circumstances. Therefore, owners / operators should consult a specified professional on the design and relevant alteration and renovation works for the SDU to ensure that the SDU can provide a safe, hygienic, and reasonable living conditions.

## 4.2 Minimum Internal Floor Area

- (a) The internal floor area of each SDU must be at least 8m<sup>2</sup>.
- (b) The internal floor area of an SDU means the floor area within the enclosing installations of the SDU, measured from their interior face. The internal floor area includes all partition walls, columns, balconies and verandahs<sup>4</sup> within the SDU. Bay windows and other unauthorised building works constructed in contravention of the Buildings

<sup>4</sup>Although balconies and verandahs may be included in the internal floor area, as mentioned in paragraph 4.1.2(e) above, if the design or layout of an SDU is clearly inadequate to provide a safe, hygienic, and reasonable living conditions, the Dedicated Team will consider whether to refuse the BHU recognition application / renewal application for the SDU based on the actual circumstances.

Ordinance, as set out in paragraph 3.2(d) above, are excluded from the internal floor area. An illustration is shown below:



**Figure 1 Internal Floor Area of an SDU**

- (c) With respect to the above requirements for minimum internal floor area, the specified professional must submit the layout plan of the principal flat and the SDU(s) in the certification report.

### 4.3 Minimum Height

- (a) The height of the relevant parts of each SDU must comply with the following requirements:
- (i) the height measured from the floor (i.e. finished floor level) to the ceiling must be at least 2.3m; and
  - (ii) the height measured from the floor (i.e. finished floor level) to the underside of any beam must be at least 2m.
- (b) With respect to paragraph 4.3(a) above, if a pipe or duct (e.g. water pipe, drainage pipe, air duct, etc.) is installed on the ceiling or the underside of a beam, the height should be measured from the floor (i.e. finished floor level) to the underside of the pipe or duct.

- (c) When measuring the heights referred to in paragraphs 4.3(a) and (b), it is not necessary to take into account installations including false ceilings, built-in furniture (e.g. raised storage platforms, wall-hung cabinets, built-in wardrobes, etc.), stand-alone fire detectors, ceiling lights and etc.
- (d) With respect to the above requirements for minimum height, the specified professional must submit photo record showing the existing conditions of the SDU(s), with the measured heights marked, in the certification report.

## 4.4 Fire Safety

Each SDU and its principal flat must comply with the following fire safety requirements:

- (a) the fire safety requirements for building works as set out in paragraph 4.4.1 below are stipulated with reference to BD's current relevant requirements, to ensure that the design and construction of the SDU, in the case of fire:
  - (i) the spread of fire within the principal flat, and from the principal flat outward, can be inhibited;
  - (ii) adequate resistance to the spread of fire and smoke within the principal flat, and from the principal flat outward, is provided;
  - (iii) an adequate means of escape for safe evacuation is provided; and
  - (iv) the stability of the principal flat can be maintained to allow adequate time for safe evacuation, allow adequate time for rescue and firefighting operation, and avoid any consequential damage to any other flats; and
- (b) the requirements for fire service installations and equipment as set out in paragraph 4.4.2 below.

#### 4.4.1 Fire Safety Requirements for Building Works

- (a) Unless the principal building has only 1 required staircase for means of escape in case of fire as shown in the reference building plan, otherwise an SDU and its principal flat must have access to at least 2 required staircases on that floor at all times.
- (b) If the **fire rated door at the original entrance of the principal flat is retained** or replaced by a fire rated door with fire resisting construction equivalent to or better than the original fire rated door, and a shared corridor leading to the SDUs is provided:
- (i) the clear width of the shared corridor leading to the SDUs must be not less than 0.75m. If the occupant capacity of the principal flat is more than 30 persons but not more than 200 persons, the clear width must be not less than 0.85m;
  - (ii) the entrance of each SDU must be provided with a self-closing door with smoke seal; and
  - (iii) the wall between the shared corridor and the SDUs, and the wall between different SDUs, must be solid partition walls constructed of non-combustible materials (e.g. brick walls, gypsum plasterboards, not less than 50% solid hollow blocks with gypsum plaster finish on each side, etc.), extending from floor to ceiling to achieve **protection against smoke**.
- (c) If the **fire rated door at the original entrance of the principal flat is removed** or replaced by a door with fire resisting construction inferior to the original fire rated door, and a shared corridor leading to the SDUs is provided:
- (i) the clear width of the shared corridor leading to the SDUs must be not less than 1.05m;
  - (ii) each SDU must be provided an entrance door of not less than 1 hour fire resisting construction, and such door must be a self-closing door with smoke seal; and

- (iii) the wall between the shared corridor and the SDUs, and the wall between different SDUs, must have not less than 1 hour **fire resisting construction** and with **protection against smoke**.
- (d) If the entrance door of an SDU gives direct access to the common corridor of the principal building:
  - (i) each SDU must be provided an entrance door of not less than 1 hour fire resisting construction, and such door must be a self-closing door with smoke seal; and
  - (ii) the wall between the common corridor of the principal building and the SDU, and the wall between different SDUs, must have not less than 1 hour **fire resisting construction** and with **protection against smoke**.
- (e) Doors with smoke seal, fire rated doors, fire resisting partition walls (including brick walls, gypsum plasterboards, concrete hollow blocks, etc.) and non-combustible materials mentioned above must comply with the relevant requirements stipulated in Part E – “Fire Properties of Building Elements and Components” of Code of Practice for Fire Safety in Buildings 2011, issued by BD.
- (f) The clear width of the shared corridor leading to the SDUs in a principal flat, as mentioned in paragraphs 4.4.1(b)(i) and 4.4.1(c)(i) above, should be measured between the finished surfaces of the walls. Any projections on the walls (e.g. water meters and electricity meters) and any objects placed in the corridor (e.g. fire extinguisher) should not reduce the required clear width of the corridor. In addition, the clear headroom of the shared corridor must be at least 2m (measured from finished floor level), and there must be no fixed obstructions (including step) within this height.
- (g) Doors with smoke seal, fire rated doors, fire resisting partition walls and non-combustible walls must be inspected by a specified professional. The specified professional must submit relevant test / assessment report(s), or carry out an analysis and exercise professional judgment to verify their fire resisting construction, protection against smoke, and non combustibility.

- (h) No naked flame cooking facility should be installed in an SDU and the shared part of its principal flat. If naked flame cooking is required, the naked flame cooking facility must be installed either in a separate enclosed kitchen that complies with the requirements of the Buildings Ordinance, or in an open kitchen approved by both BD and FSD.
- (i) With respect to the above fire safety requirements for building works, the specified professional must submit the relevant photo record showing the existing conditions and test / assessment report(s) of smoke seal door(s) / fire rated door(s) / fire rated partition wall(s) / partition wall(s) constructed of non-combustible materials (if applicable) in the certification report.

#### 4.4.2 Requirements for Fire Service Installations and Equipment

- (a) Each SDU and the shared part of its principal flat must each be provided with at least 1 stand-alone fire detector, which should optimally be installed on the ceiling. It is not necessary for the stand-alone fire detector to be connected to the fire detection system and fire alarm system of the principal building. An illustration of a stand-alone fire detector is shown below:



**Figure 2 A Stand-alone Fire Detector**

- (b) The shared part of a principal flat must be provided with 5kg or above dry powder type fire extinguisher(s) approved by FSD at a conspicuous and readily accessible location. In accordance with FSD's existing requirements, the number of dry powder type fire extinguishers must be calculated based on the internal floor area of the principal flat, that is at least 1 fire extinguisher to be provided for every 100m<sup>2</sup> (any area less than 100m<sup>2</sup> is counted as 100m<sup>2</sup>). As set out in paragraph 4.4.1(f) above, a dry powder type fire extinguisher placed in the shared

corridor should not reduce the required clear width of the corridor. An illustration of a dry powder type fire extinguisher is shown below:



**Figure 3 A Dry Powder Type Fire Extinguisher**

- (c) In accordance with the current requirements of FSD, the aforesaid stand-alone fire detectors and dry powder type fire extinguishers must be installed by a Registered Fire Service Installation Contractor (RFSIC), who issues the Certificate of Fire Service Installation and Equipment (FS251) to certify that such fire service installations and equipment conform with the specifications and are in efficient working order. The person owning the fire service installations and equipment (being the owner of the principal flat or the operator of the relevant SDU, as the case may be) must keep such fire service installations and equipment in efficient working order at all times, and arrange for them to be inspected by an RFSIC at least once in every 12 months, with a Certificate of Fire Service Installation and Equipment to be issued as confirmation.
- (d) With respect to the above requirements for fire service installations and equipment, the specified professional must submit the relevant photo record of the existing conditions and copies of the Certificate of Fire Service Installation and Equipment (FS251) in the certification report.

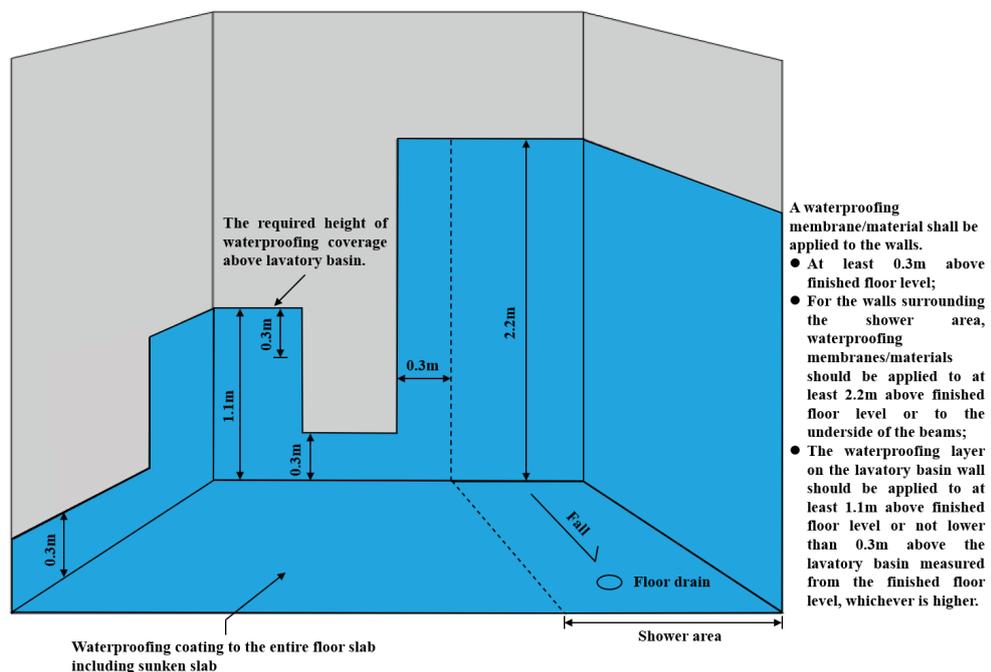
## 4.5 Loading

- (a) Each SDU and its principal flat must not be subject to a load beyond their proper bearing capacity and must comply with the relevant requirements / standards in respect of loading stipulated by BD as set out below:
- (i) for building works (including but not limited to alteration and renovation works, e.g. partition walls, solid screeding, etc.) of the SDU and the shared part of its principal flat that were not carried out under the supervision of a specified professional and were completed prior to the on-site inspection conducted or arranged by the specified professional, the specified professional must, based on the materials used in such building works, assess whether the loadings of the SDU and its principal flat comply with the building loading standards stipulated in the Building (Construction) Regulation (Cap. 123Q). The specified professional should review the relevant structural plans to understand the structural details of the principal flat and assess the impact of existing building works of the SDU and its principal flat on the structural members, so as to confirm the safety and stability of the SDU and its principal flat; and
  - (ii) for building works (including but not limited to alteration and renovation works, e.g. partition walls, solid screeding, etc.) of the SDU and the shared part of its principal flat that were carried out under the supervision of a specified professional, the specified professional must ensure that the relevant works comply with the building loading standards stipulated in the Buildings Ordinance, do not result in overloading of the building structure, and arrange and carry out the relevant building works in accordance with the requirements set out in paragraphs 4.1.2(c) and (d) above.
- (b) With respect to the above requirements for loading, the specified professional must submit relevant structural assessment report in the certification report.

## 4.6 Separate Toilet

- (a) Within each SDU, at least 1 enclosed and waterproofed toilet for exclusive use by its occupier (i.e. “separate toilet”) must be provided. Such separate toilet must be fitted with a watercloset, a lavatory basin, and a bath or shower. Furthermore, the separate toilet must be separated from the other parts of its SDU by partition walls (which must be extending from the floor to the ceiling) and a door, and must not be constructed on a balcony or verandah.
- (b) Traps with effective water seal and anti-syphonage devices should be provided under the fitments including floor drain, watercloset, lavatory basin and bath.
- (c) For works relating to the separate toilet that were not carried out under the supervision of a specified professional and were completed prior to the on-site inspection conducted or arranged by the specified professional, the specified professional must, based on the on-site inspection, confirm that the separate toilet (i.e. its walls and floors) has been waterproofed and will not cause water seepage nuisance to the units below or adjacent. In this regard, the specified professional must carry out visual inspection to determine whether there are any signs of water seepage in the separate toilet, and conduct inspections. If necessary, the specified professional should perform relevant tests / examinations (including dye tests, moisture monitoring with electronic moisture meter, etc.) and consider whether it is necessary to contact the occupants of the units below or adjacent to enter their premises for inspection based on actual circumstances, so as to confirm that there is no water seepage or leakage. In case of water seepage or leakage, the specified professional must ensure that the separate toilet is properly repaired to prevent continuous water seepage or leakage.
- (d) For works relating to the separate toilet that were carried out under the supervision of a specified professional, the specified professional must ensure that the separate toilet has been waterproofed by properly laying a waterproofing layer and will not cause water seepage nuisance to the units below or adjacent. In this regard, the specified professional should ensure that the waterproofing layer laid for the separate toilet complies with the guidelines set out in paragraphs 20 to 22 of

Appendix B to the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-105 issued by BD. According to the guidelines, the waterproofing layer must cover the entire floor and turn up every wall at a height of at least 0.3m above the finished floor level; for the walls surrounding the shower area and the walls within 0.3m extended from the shower area, the waterproofing layer must extend to a height of at least 2.2m above the finished floor level; if the underside of a beam is lower than 2.2m above the finished floor level, the waterproofing layer on the wall below such beam must extend to the underside of the beam; the height of the waterproofing layer on the walls near the lavatory basin must be no less than 1.1m above the finished floor level, or 0.3m above the lavatory basin, whichever is higher (see Figure 4 below for a schematic diagram of the extent of waterproofing layer). Upon the completion of the aforesaid laying works, the specified professional must conduct the inspections / tests / examinations to check the waterproofing performance of the waterproofing layer as set out in paragraph 4.6(c) above, so as to confirm that there is no water seepage or leakage.



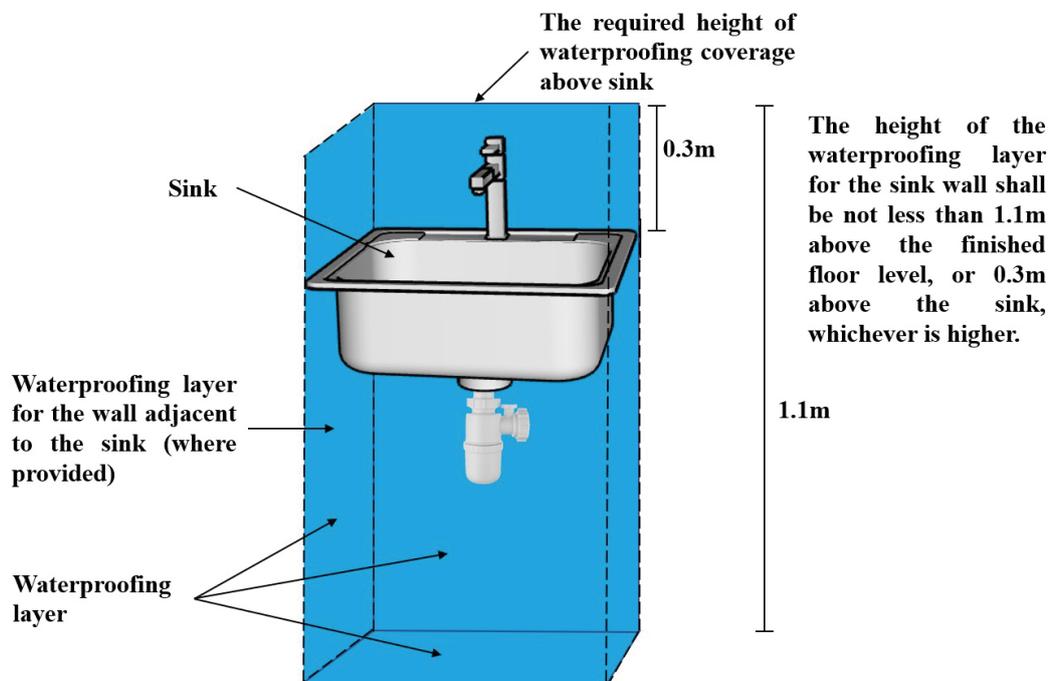
**Figure 4 Extent of Waterproofing Layer in the Separate Toilet**

- (e) With respect to the above requirements for separate toilet, the specified professional must submit the photo record showing the existing conditions of the relevant fitments / installations and the photo record of relevant tests / examinations in the certification report.

## 4.7 Water Supply Point and Sink Outside Toilet

- (a) At least 1 water supply point and sink must be provided outside the toilet of each SDU (must not be constructed on a balcony or verandah) and the area around the water supply point and sink must be waterproofed. A trap with effective water seal and anti-syphonage device should be provided under the abovementioned sink.
- (b) For works relating to the water supply point and sink that were not carried out under the supervision of a specified professional and were completed prior to the on-site inspection conducted or arranged by the specified professional, the specified professional must, based on the on-site inspection, confirm that the areas around the water supply point and sink (i.e. walls and floors) have been waterproofed and will not cause water seepage nuisance to the units below or adjacent. In this regard, the specified professional must carry out visual inspection to determine whether there are any signs of water seepage in the areas around the water supply point and sink, and conduct inspections. If necessary, the specified professional should perform relevant tests / examinations (including dye tests, moisture monitoring with electronic moisture meter, etc.) and consider whether it is necessary to contact the occupants of the units below or adjacent to enter their premises for inspection based on actual circumstances, so as to confirm that there is no water seepage or leakage. In case of water seepage or leakage, the specified professional must ensure that the areas around the water supply point and sink are properly repaired to prevent continuous water seepage or leakage.
- (c) For works relating to the water supply point and sink that were carried out under the supervision of a specified professional, the specified professional must ensure that the areas around the water supply point and sink have been waterproofed by properly laying a waterproofing layer and will not cause water seepage nuisance to the units below or adjacent. In this regard, the specified professional should ensure that the waterproofing layer laid in the areas around the water supply point and sink complies with the guidelines set out in paragraphs 20 to 22 of Appendix B to the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-105 issued by BD. According to the guidelines, the coverage of

the waterproofing layer on the floor below the sink must be no less than the floor area covered by the sink, and the height of the waterproofing layer on the walls must be no less than 1.1m above the finished floor level or 0.3m above the sink, whichever is higher (see Figure 5 below for a schematic diagram of the extent of waterproofing layer). Upon the completion of the aforesaid laying works, the specified professional must conduct the inspections / tests / examinations to check the waterproofing performance of the waterproofing layer as set out in paragraph 4.7(b) above, so as to confirm that there is no water seepage or leakage.



**Figure 5 Extent of Waterproofing Layers for the Walls and Floors Around the Water Supply Point and Sink**

(d) With respect to the above requirements for water supply point and sink outside toilet, the specified professional must submit the relevant photo record showing the existing conditions of the water supply point and sink, and photo record of relevant tests / examinations in the certification report.

## 4.8 Lighting and Ventilation

4.8.1 Regulations 30 to 33 of the Building (Planning) Regulations (Cap. 123F) specify the requirements for natural lighting and ventilation for the habitable area of a domestic flat<sup>5</sup>, and regulation 36 of the Regulations specifies the requirements for natural lighting and ventilation for the toilets in a domestic flat<sup>6</sup>. If the habitable area and toilet of an SDU **cannot meet** the aforesaid natural lighting and ventilation requirements under the Building (Planning) Regulations, an alternative is to comply with the relevant lighting and ventilation requirements under the BHU regulatory regime as set out in paragraphs 4.8.2 and 4.8.3 below.

### 4.8.2 Lighting and Ventilation Requirements for Habitable Area<sup>7</sup>

- (a) Each habitable area in an SDU must respectively:
- (i) be fitted with at least 1 openable window<sup>8</sup> that must have a superficial area of glass of at least 0.1m<sup>2</sup>. Such window must face a street, service lane, yard, or light well<sup>9</sup> (including semi-enclosed or four-side enclosed light well); and
  - (ii) be fitted with artificial lighting and a mechanical means of ventilation that is capable of supplying fresh air from the external air at a rate of at least 5 changes of air per hour. In this regard, window-mounted

<sup>5</sup> In accordance with the Building (Planning) Regulations, the habitable area and kitchen are required to have 1 or more windows to provide natural lighting and ventilation, with the aggregate superficial area of glass in the window or windows being not less than 1/10 of the area of the floor of the room. Such window or windows shall face directly into the external air (e.g. facing into a street which is not less than 4.5m wide, or facing into a space uncovered and unobstructed above the area delineated by the rectangular horizontal plane), and can be opened to an extent at least equal in the aggregate to 1/16 of the area of the floor of the room.

<sup>6</sup> In accordance with the Building (Planning) Regulations, toilets must be provided with a window, with the aggregate superficial area of glass therein being not less than the equivalent of 1/10 of the area of the floor of the room, and a part thereof, not less in area than the equivalent of 1/10 of the area of the floor of the room, can be opened directly into the open air.

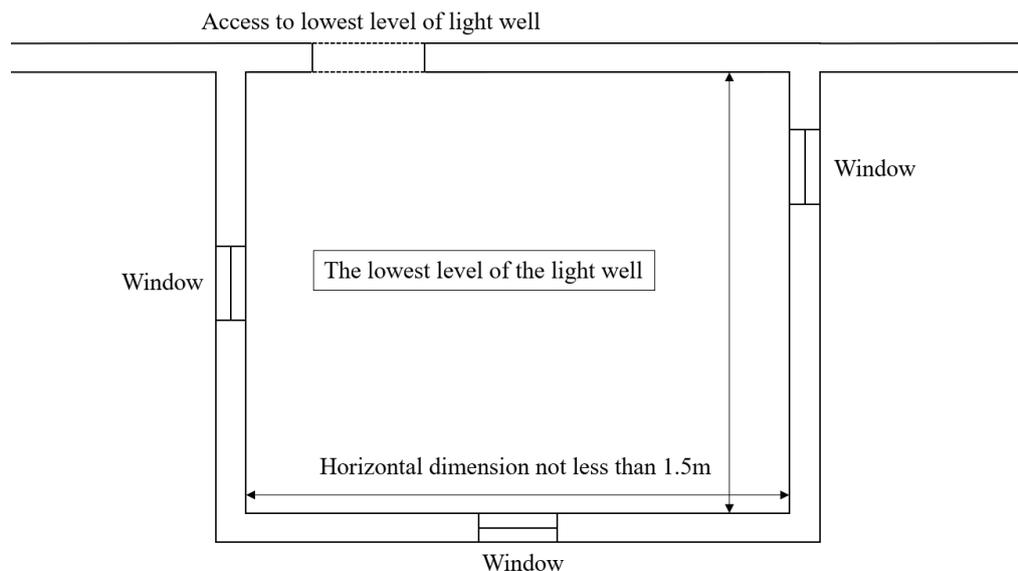
<sup>7</sup> If a kitchen is provided within an SDU, it must also comply with the requirements for natural lighting and ventilation for kitchens under regulations 30 and 31 of the Building (Planning) Regulations **or** the requirements as set out in paragraph 4.8.2 of this Code of Practice.

<sup>8</sup> If the openable window is a top-hung sash, the sash should be openable to a distance of at least 0.6m or the height of the sash, whichever is shorter, to ensure that the window can be opened to an extent adequate for ventilation.

<sup>9</sup> A light well must meet the definition of “open air” under regulation 2 of the Building (Planning) Regulations, which is vertically uncovered and unobstructed; is not less than 1.5m in any horizontal dimension; and where such space is enclosed on 4 sides, has a horizontal area of not less than 1m<sup>2</sup> for every 6m of the mean height of the walls enclosing the space, or has a horizontal area meeting the requirements of “open air” as stipulated in the Building (Planning) Regulations at the time the building was constructed.

or ceiling-mounted exhaust fans and the associated ventilation ducts can be regarded as mechanical means of ventilation, whereas air conditioner will not be regarded as mechanical means of ventilation.

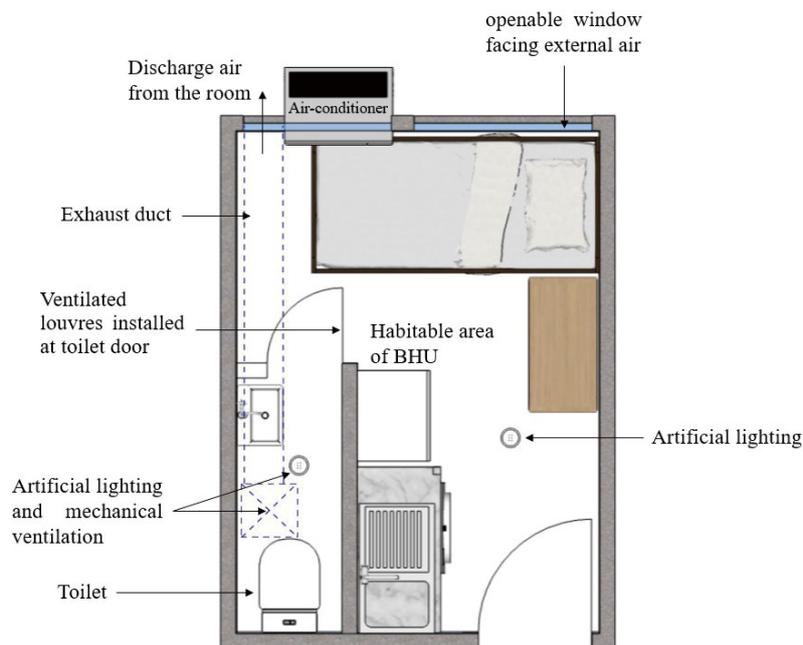
- (b) If the window mentioned in paragraph 4.8.2(a)(i) above opens to a four-side enclosed light well, the light well must comply with the following requirements:
- (i) an access is provided at the lowest level of the light well (which can be located at the common parts or private areas of the principal building) for cleaning and maintenance purposes;
  - (ii) is vertically uncovered and unobstructed;
  - (iii) is not less than 1.5m in any horizontal dimension; and
  - (iv) has a horizontal area of not less than  $1\text{m}^2$  for every 6m of the mean height of the walls enclosing the light well, or it has a horizontal area meeting the requirements of “open air” as stipulated in the Building (Planning) Regulations at the time the building was constructed. An illustration is shown below:



**Figure 6 The Lowest Level of a Four-side Enclosed Light Well**

### 4.8.3 Lighting and Ventilation Requirements for Separate Toilet

A separate toilet in an SDU must be fitted with artificial lighting and a mechanical means of ventilation that is capable of supplying fresh air from the external air at a rate of at least 5 changes of air per hour. In this regard, window-mounted or ceiling-mounted exhaust fans and the associated ventilation ducts can be regarded as mechanical means of ventilation, whereas air conditioner will not be regarded as mechanical means of ventilation. Furthermore, with reference to paragraphs 3(a) and (b) of the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-98 issued by BD, the aforesaid separate toilet must be provided with a permanent ventilation (i) connected to a street, service lane, yard, light well, or with another room which is provided with a window, and (ii) the permanent ventilation may be in the form of a ventilation duct with access for cleaning or an air aperture in a wall or door. The duct or air aperture must be suitably located, permanently open or protected with louvers, and have a minimum size of 1/20 of the floor area of the toilet. An illustration is shown below:



**Figure 7 Artificial Lighting and Mechanical Ventilation for Separate Toilet**

4.8.4 With respect to the above requirements for lighting and ventilation, the specified professional must submit relevant photo record showing the existing conditions, as well as ventilation assessment report(s) for mechanical means of ventilation as set out in paragraphs 4.8.2(a)(ii) and 4.8.3 above, in the certification report.

## 4.9 Water and Electricity Meters

### 4.9.1 Each SDU must be provided with:

- (a) a water meter provided by WSD exclusively for the SDU (hereinafter referred to as “separate water meter”), details of which are set out in paragraph 4.9.2 below; and
- (b) an electricity meter provided by the Hongkong Electric Company, Limited or the CLP Power Hong Kong Limited (hereinafter referred to as “power companies”) exclusively for the SDU (hereinafter referred to as “separate electricity meter”), details of which are set out in paragraph 4.9.3 below.

### 4.9.2 Separate Water Meters

- (a) Regarding the installation of separate water meters for SDUs, WSD has launched the Scheme for Installation of Separate Water Meters for Subdivided Units in Residential Premises – Self-Certification Scheme by Licensed Plumbers. Details are available on WSD’s website and in WSD Circular Letter No. 14/2025 – Self-Certification Scheme for Plumbing Works and Installation of Separate Water Meters for Subdivided Units in Residential Premises.
- (b) In particular, the separate water meter and associated water pipes for an SDU may be installed in the shared part of its principal flat or within the SDU. In such cases, this generally does not involve the terms of the Deed of Mutual Covenant (“DMC”) and does not require the consent of the Owners’ Corporation (“OC”) or other flat owners in the building. If an owner / operator plans to install a separate water meter within an SDU, he / she must provide justifications (e.g. there is no shared corridor in the principal flat, or there is no suitable location in the shared corridor) in the application form for separate water meters (Form WWO 1156A) to obtain an approval from WSD.
- (c) If an owner / operator plans to install a separate water meter in the common parts of the principal building, he / she may need to obtain the consent of OC or other flat owners in the building in accordance with the terms of DMC (if applicable) before designing and carrying out the works.

- (d) An owner / operator must engage a licensed plumber to apply for and install a separate water meter and to carry out the associated plumbing works for the SDU.
- (e) Owners, operators, specified professionals and relevant licensed plumbers must comply with the codes, circular letters and relevant requirements on the installation of water meters and plumbing works issued by WSD from time to time.
- (f) With respect to the above requirements for separate water meters, the specified professional must submit photo record showing the existing conditions of separate water meter(s), and water bill(s) or certificate(s) of completion of installation of separate water meters (if any) in the certification report.

#### 4.9.3 Separate Electricity Meters

- (a) Each SDU must be installed with a separate electricity meter provided exclusively for that SDU by a power company (i.e. the Hongkong Electric Company, Limited or the CLP Power Hong Kong Limited). The Electrical and Mechanical Services Department (“EMSD”) has issued the Basic Housing Unit Regulatory Regime Installation Guideline for Individual Electricity Meters at Subdivided Units in Residential Buildings, details of which are available on EMSD’s website. Furthermore, the power companies have set up dedicated webpages providing information on applying for separate electricity meters for SDUs and have formulated application procedures and forms specifically for such meters. For details, please refer to the websites of the power companies.
- (b) In particular, the separate electricity meter for an SDU may be installed in the shared part of its principal flat (e.g. the shared corridor in a principal flat). In such case, this generally does not involve the terms of DMC and does not require the consent of OC or other flat owners in the building.

- (c) If an owner / operator plans to install a separate electricity meter in the common parts of the principal building, or to increase the approved loading of the principal flat, he / she may need to obtain the consent of OC or other flat owners in the building in accordance with the terms of DMC (if applicable) before designing and carrying out the works.
- (d) An owner / operator must engage a Registered Electrical Contractor registered with EMSD to inspect and test the fixed electrical installations of an SDU (including distribution boards, wiring, power switches, sockets, etc.) that are connected to a separate electricity meter in accordance with the Electricity Ordinance (Cap. 406). The registered electrical contractor must issue a valid Work Completion Certificate (Form WR1) to confirm that such fixed electrical installations are safe and equipped with appropriate electrical protection devices (e.g. whether the distribution board is installed with residual current device and individual miniature circuit breakers; whether power switches and sockets are loosen; whether wiring is damaged or its insulation value fails to meet requirements; and whether the power supply circuits of each SDU are completely separated to facilitate the operation of separate electricity meters, etc.). For detailed requirements on the safety specifications of fixed electrical installations, please refer to the Code of Practice for the Electricity (Wiring) Regulations issued by EMSD (the details of inspection and testing items are set out in the checklist at Appendix 13 of the Code of Practice).
- (e) Owners, operators, specified professionals and relevant registered electrical contractors must comply with the codes, guidelines, Supply Rules, and relevant requirements on the installation of electricity meters issued by EMSD and the power companies from time to time.
- (f) With respect to the above requirements for separate electricity meter, the specified professional must submit photo record showing the existing conditions of separate electricity meter(s), and electricity bill(s) (if any) in the certification report.

# Appendices



**Schedule 1**

[ss. 2 &amp; 91]

**Minimum Standards of Living Conditions****1. Minimum internal floor area**

- (1) The internal floor area of the subdivided unit must be at least 8 m<sup>2</sup>.
- (2) For the purposes of subsection (1), the internal floor area of a subdivided unit is the floor area within its enclosing installations, measured from their interior face.

**2. Minimum height**

- (1) The subdivided unit must have a height of at least 2.3 m measured from floor to ceiling.
- (2) Moreover, if there is a beam in the subdivided unit, the area beneath the beam must have a height of at least 2 m measured from the floor to the underside of the beam.

**3. Fire safety**

- (1) The subdivided unit must be so designed and constructed, and its principal flat so partitioned or repartitioned (as described in section 4(2)), that in the case of fire—
  - (a) the spread of fire within the flat, and from the flat outward, can be inhibited;
  - (b) adequate resistance to the spread of fire and smoke within the flat, and from the flat outward, is provided;
  - (c) an adequate means of escape for safe evacuation is provided; and

## Basic Housing Units Ordinance

Schedule 1  
Section 4

Ord. No. 41 of 2025  
A6179

- (d) the stability of the flat can be maintained to—
  - (i) allow adequate time for safe evacuation;
  - (ii) allow adequate time for rescue and firefighting operation; and
  - (iii) avoid any consequential damage to any other flats.
- (2) Without limiting subsection (1)—
  - (a) the subdivided unit and the shared part of the principal flat must each be provided with adequate stand-alone fire detectors that are inspected at least once in every 12 months; and
  - (b) the shared part of the principal flat must be provided with adequate fire extinguishers that are inspected at least once in every 12 months.
- (3) In this section—
 

*shared part* (共用部分), in relation to a flat, means the part of the flat that is not a subdivided unit;

*stand-alone fire detector* (獨立火警偵測器) has the meaning given by regulation 2 of the Fire Service (Installations and Equipment) Regulations (Cap. 95 sub. leg. B).

#### 4. Loading

The subdivided unit and its principal flat must not be subject to a load beyond each of their proper bearing capacity.

#### 5. Separate toilet

- (1) There must be an enclosed and waterproofed toilet in the subdivided unit for exclusive use by its occupier.
- (2) The toilet must be fitted with—
  - (a) a watercloset;

## Basic Housing Units Ordinance

Schedule 1  
Section 6Ord. No. 41 of 2025  
A6181

- 
- (b) a lavatory basin; and
  - (c) a bath or shower.
- 6. Water supply point and sink outside toilet**
- (1) A water supply point and a sink must be provided outside the toilet of the subdivided unit.
  - (2) The area around the water supply point and sink must be waterproofed.
- 7. Lighting and ventilation**
- (1) Every room in the subdivided unit must—
    - (a) comply with regulations 30, 31, 32 and 33 of Cap. 123F; or
    - (b) be fitted with—
      - (i) at least 1 openable window that—
        - (A) has a superficial area of glass of at least 0.1 m<sup>2</sup>; and
        - (B) provides adequate access to the external air;
      - (ii) artificial lighting; and
      - (iii) a mechanical means of ventilation that is capable of supplying fresh air to the room at a rate of at least 5 changes of air per hour.
  - (2) A toilet in the subdivided unit must—
    - (a) comply with regulation 36 of Cap. 123F; or
    - (b) be fitted with—
      - (i) artificial lighting; and

## Basic Housing Units Ordinance

Schedule 1  
Section 8

Ord. No. 41 of 2025  
A6183

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- (ii) a mechanical means of ventilation that is capable of supplying fresh air to the toilet at a rate of at least 5 changes of air per hour.

(3) In this section—

*room* (房間) includes a kitchen but excludes a toilet.

**8. Water and electricity meters**

The subdivided unit must be provided with—

- (a) a water meter provided by the Water Supplies Department exclusively for the subdivided unit; and
  - (b) an electricity meter provided by—
    - (i) The Hongkong Electric Company, Limited; or
    - (ii) the CLP Power Hong Kong Limited, exclusively for the subdivided unit.
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## Appendix II

### Specified Statutory Orders, Notices or Directions Relating to Subdivided Unit or its Principal Flat

Pursuant to section 17(1)(c)(ii) and 21(1)(c)(ii) of the Basic Housing Units Ordinance, a certification report issued by a specified professional must confirm that any legal liability arising from any specified statutory order, notice or direction that relates to the subdivided unit or its principal flat (excluding those statutory order, notice, or direction concerning only the common parts of the building) has been discharged. The relevant specified statutory orders, notices or directions are tabulated below:

(Remarks: The suggested approach for the specified professional to verify the issuance and compliance records of statutory orders, notices or directions are set out in [/.])

<b>Orders or notices issued by the Buildings Department (BD) under the Buildings Ordinance (Cap. 123)</b>	<ul style="list-style-type: none"> <li>- Section 23(1), (2) or (3) cease work order <i>[flat owner]</i></li> <li>- Section 24(1) removal order <i>[BD's website, Land Register]</i></li> <li>- Section 24A(1) order to cease or remedy dangerous works <i>[flat owner]</i></li> <li>- Section 24AA(1) removal order <i>[Land Register]</i></li> <li>- Section 24B(1) priority demolition order <i>[flat owner]</i></li> <li>- Section 24C(1) warning notice <i>[Land Register]</i></li> <li>- Section 25(2)(b) discontinuance order for change in use of buildings <i>[BD's website]</i></li> <li>- Section 26(1) building repair order <i>[BD's website, Land Register]</i></li> <li>- Section 26A(1) building investigation order or 26A (3) order for carrying out the approved work <i>[BD's website, Land Register]</i></li> <li>- Section 27(1) closure order <i>[flat owner]</i></li> <li>- Section 28(3) drainage repair order <i>[BD's website, Land Register]</i></li> <li>- Section 30B(5) Mandatory Building Inspection Scheme notice <i>[BD's website]</i></li> <li>- Section 30C(4) Mandatory Window Inspection Scheme notice <i>[BD's website]</i></li> </ul>
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<p><b>Orders or directions issued by BD and the Fire Services Department (FSD) under the Fire Safety (Buildings) Ordinance (Cap. 572)</b></p>	<ul style="list-style-type: none"> <li>- Section 5(1) or (2) fire safety direction <i>[BD's website]</i></li> <li>- Section 6(1) or (4) fire safety compliance order <i>[BD's website]</i></li> <li>- Section 7(7) prohibition order <i>[BD's website, FSD's website]</i></li> <li>- Section 19N closure order <i>[FSD's website]</i></li> </ul>
<p><b>Orders or notices issued by FSD under the Fire Services (Fire Hazard Abatement) Regulation (Cap. 95F)</b></p>	<ul style="list-style-type: none"> <li>- Section 11(1) prohibition order <i>[flat owner]</i></li> <li>- Section 27(2) closure order <i>[Land Register]</i></li> </ul>
<p><b>Notices issued by the Electrical and Mechanical Services Department under the Gas Safety Ordinance (Cap. 51) or the Electricity Ordinance (Cap. 406)</b></p>	<p>Gas Safety Ordinance</p> <ul style="list-style-type: none"> <li>- Section 13(1) improvement notice <i>[flat owner]</i></li> </ul> <p>Electricity Ordinance</p> <ul style="list-style-type: none"> <li>- Section 5(1) notice for rectifying electrical installation <i>[flat owner]</i></li> </ul>
<p><b>Notice issued by the Water Supplies Department under the Waterworks Ordinance (Cap. 102)</b></p>	<ul style="list-style-type: none"> <li>- Section 16(1) repairs notice <i>[flat owner]</i></li> </ul>





