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東區大廈管理通訊

Eastern District Building Management Newsletter

東區大廈管理聯絡小組

Eastern District Building Management Liaison Team

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東區民政事務處



灣仔民政事務處

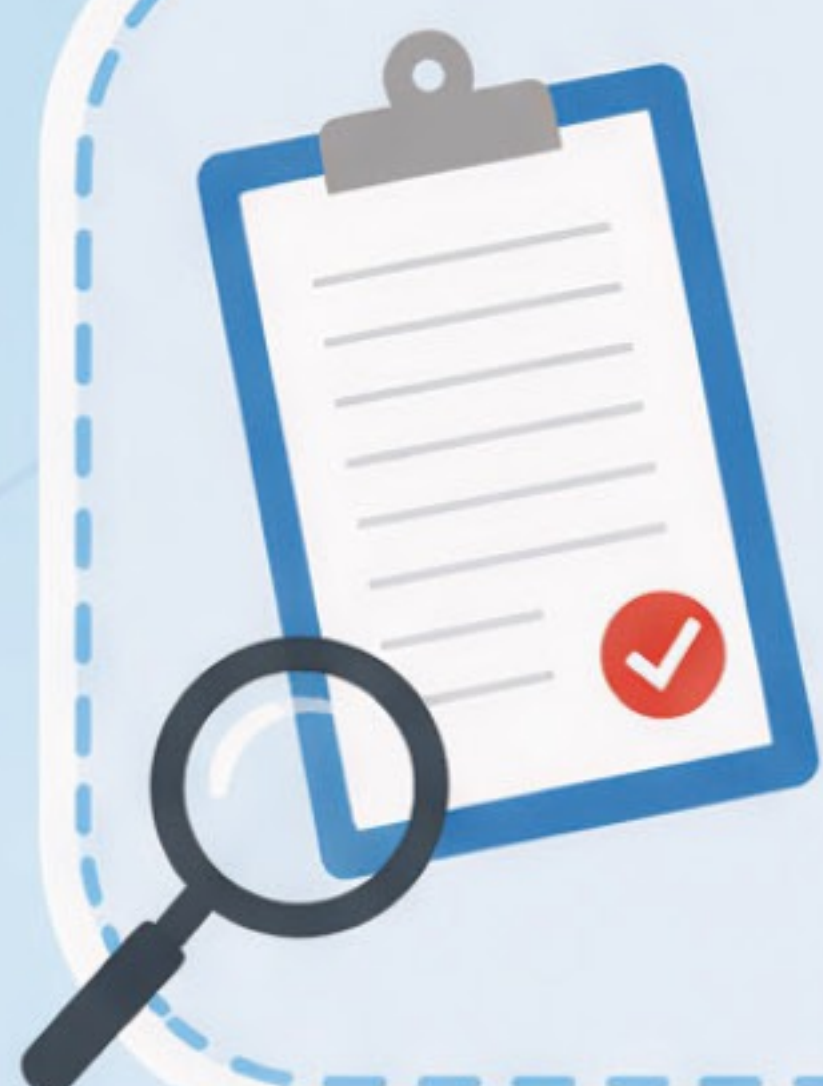


服務機構



聯廈聯管

試驗計劃 - 東區及灣仔



協助區內鄰近的舊式單幢樓宇和「三無大廈」的
業主**達成共識**，共同聘請同一間物業管理公司
聯合管理大廈，**攤分管理成本**，以較相宜的費用
獲得日常大廈管理服務，從而**改善居住環境**。



達成共識
共建和諧社區



攤分成本
減輕經濟負擔



專業管理
提升大廈質素



改善環境
共創宜居社區



服務機構



政府部門



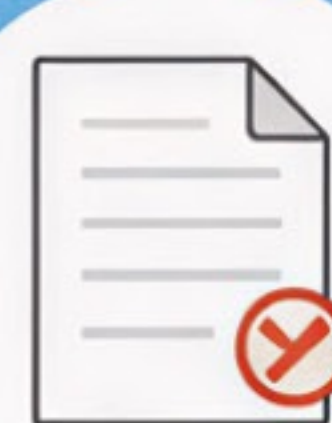
業主



物業管理



居民



法團



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適時維修樓宇 妥善保養窗戶 保障公眾安全

Timely Repair of Buildings and Proper Maintenance of Windows for Public Safety



樓宇欠妥之處 Building Defects

欠妥之處的類別 Type of Defect

非結構性裂紋
Non-structural cracks

混凝土剝落 / 結構性裂縫 / 外牆飾面破損
Spalling of concrete / structural cracks / defective external wall

欠妥之處位於個別單位內
Defects are found within own premises

欠妥之處位於樓宇的公用部分
Defects are noted in the common parts of the building

須採取的行動 Actions Required

業主應繼續留意欠妥之處的情況。
若非情況有變，業主在需要時可進行修葺工程。
Building owners should keep in view the conditions of the defects.
Unless the circumstances have changed, owners may carry out repair as necessary.

業主應安排適時維修及保養工程，以保持樓宇狀況良好。
Building owners should arrange for timely repair and maintenance works to upkeep the building in good condition.

相關業主應自行安排委聘建築專業人士，以統籌修葺欠妥之處的工程。
Respective building owners should arrange themselves for the appointment of building professionals to coordinate repair of the defects.

業主應通知業主立案法團 / 管理公司安排委聘建築專業人士，以統籌所需的修葺工程。
有關費用一般應由所涉業主按大廈公契規定的份數分擔。
Building owners should alert the owners' corporation/ management company for arranging the appointment of building professionals to coordinate the necessary repair works.
The cost should be borne by concerned building owners normally according to the shares stipulated in the deed of mutual covenant.



業主如欲進行樓宇修葺工程，應就所需採取的適當行動徵詢建築專業人士的意見，包括委聘註冊承建商或註冊小型工程承建商進行所需修葺工程。

Building owners who intend to carry out building repair works should consult building professionals on the appropriate action to be taken, including the appointment of Registered Contractors or Registered Minor Works Contractors for carrying out the necessary repair works.

窗戶的保養 Window Maintenance



1. 定期檢查及清理窗鉸及鉸槽上的垃圾和沙粒
Check regularly and clean the bar hinges and tracks of deposit and sand.



2. 定期在鉸位加添適量潤滑劑，但切勿使用會腐蝕窗戶組件的不適當的潤滑劑或清潔劑
Lubricate the hinges regularly but must not use inappropriate lubricant / cleaning agents that could cause corrosion to the window components.



3. 洗抹窗時宜用清水。保持鉸槽及窗扇頂部乾爽
Use fresh water to clean the windows. Keep the track and the upper part of the sash dry.

樓宇的窗若缺乏保養及維修或使用不當，會容易鬆脫，甚至從樓宇墜下，後果十分嚴重。
業主必須認識正確使用窗的方法和妥善保養及維修鋁窗，以確保自己及公眾的安全。
進行有關建造、改動、修葺或拆除窗的建築工程，都必須符合《建築物條例》的規定。

Windows, if not properly used, or lack of maintenance and repair, may dislodge, or even fall from buildings and cause serious consequences.

To ensure public safety, building owners are advised to acquaint themselves with the proper ways of using, maintaining and repairing their windows.

The building works associated with construction, alteration, repair or removal of windows must be carried out in accordance with the requirements of the Buildings Ordinance.



調查私人樓宇滲水的新程序

New Procedures for Investigating Water Seepage in Private Buildings



食物環境衛生署
Food and Environmental
Hygiene Department

紅外線熱成像儀
Infrared thermography



電子濕度儀
Electronic moisture meter



聯合辦事處（聯辦處）已於 2026 年 7 月 16 日起全面實施調查私人樓宇滲水的新程序。所有於該日起接獲的滲水個案，將根據新程序處理；而在此日期前已接獲的個案，則會按照舊有程序繼續跟進。

The Joint Office (JO) has fully implemented new procedures for investigating water seepage in private buildings effective from 16 July 2026. All cases received on or after this date will be handled in accordance with the new procedures, while cases received before this date will continue to be processed under the previous procedures.

聯辦處於第一階段滲水調查新增使用紅外線熱成像儀，配合原有的電子濕度儀分析滲水情況和初步確定滲水源頭。

The Joint Office has added the infrared thermography and used electronic moisture meter simultaneously to assess seepage conditions and preliminarily identify the source of seepage at Stage I of the investigation.

在新程序下，聯辦處於第一階段滲水調查新增使用紅外線熱成像儀，配合原有的電子濕度儀分析滲水情況和初步確定滲水源頭。若有理由相信滲水是由上層單位所引致，聯辦處會向上層單位業主發出「建議維修通知」，要求涉事業主在 28 個曆日內自行檢查和完成維修。如滲水問題在訂明時限屆滿後仍然持續，聯辦處會同步展開第二階段基本調查和第三階段專業調查。當確定滲水源頭為上層單位後，聯辦處會根據《公眾衛生及市政條例》（第 132 章）向其發出「妨擾事故通知」，着令在指明期限內減除滲水妨擾。聯辦處會在訂明時限屆滿後作覆檢及（如有需要）進行確證測試，並就不遵從的個案按證據提出檢控及進一步向法庭申請發出「妨擾事故命令」；同時，聯辦處會向上層單位收回檢驗費用。

Under the new procedures, the JO has added the infrared thermography and used electronic moisture meter simultaneously to assess seepage conditions and preliminarily identify the source of seepage at Stage I of the investigation. If there is reasonable belief that the water seepage is caused by the upper unit, a "Notification Letter" will be issued to the owner of the upper unit, requiring the owner to carry out inspection and testing and complete repair works within 28 calendar days. If water seepage persists after the specified period, the JO will carry out Stage II initial inspection and Stage III professional investigations concurrently. Once the source of seepage is confirmed to originate from the upper unit, the JO will act in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) to issue a "Nuisance Notice" to the person concerned requiring the abatement of nuisance within a specified period. The JO will check the compliance upon expiry of the period as well as conduct a confirmatory test (as necessary), and for cases of non-compliance, institute prosecution based on evidence and further apply to the court for a "Nuisance Order"; the JO will recover the examination cost from the upper unit.

此外，政府積極推動以協商和調解方式解決滲水糾紛。現時已有 330 間屋苑的物管公司參加食環署推行的「物業管理公司協助處理住宅樓宇滲水計劃」。過去三年，參加計劃的屋苑有約七成的滲水個案是經由物管公司調解、協商或為屋苑公用地方進行改善工程等而解決，成效顯著。環境及生態局和食環署亦聯同律政司持續推行「社區調解先導計劃」，至今已為超過 200 名物管人員提供免費的調解技巧培訓。

Moreover, the Government has been actively promoting the resolution of water seepage disputes through co-ordination and mediation. At present, property management companies of 330 housing estates have joined the "Scheme of Participation by Property Management Agents in Tackling Water Seepage in Residential Building" of the Food and Environmental Hygiene Department (FEHD). Over the past three years, about 70 per cent of water seepage cases in participating estates were resolved by property management companies effectively through mediation, co-ordination, or by carrying out improvement works in common areas of the estates. The Environment and Ecology Bureau and the FEHD, together with the Department of Justice, have been implementing the "Pilot Scheme on Community Mediation", offering mediation skills training free of charge to more than 200 property management personnel so far.



環境及生態局和食環署聯同律政司於 2025 年 7 月推出「社區調解先導計劃」，為物管人員提供免費又實用的調解技巧培訓。

The Environment and Ecology Bureau and Food and Environmental Hygiene Department, in collaboration with the Department of Justice, launched the Pilot Scheme on Community Mediation in July 2025.



接納以「物聯網火警偵測系統」 及手提滅火筒作為替代方案

Acceptance of Internet of Things Fire Detection System and Portable Fire Extinguishers as an Alternative Solution



由二零二六年四月三十日起，消防處接納以「物聯網火警偵測系統」（下稱「偵測系統」）及手提滅火筒作為《消防安全（建築物）條例》（第 572 章）（下稱「《條例》」）所規管的六層或以下綜合用途及住用建築物，須設置消防喉轆系統及手控火警警報系統的法定要求的替代方案。

背景

《條例》旨在提升 1987 年 3 月或之前建成的綜合用途及住用建築物的消防安全水平。消防處一直積極推動消防安全改善工程，並推出多項便利措施，以協助業主遵從法定要求。儘管如此，業主實際上仍面對統籌問題、空間限制及財務困難等挑戰。

鑑於中國內地及海外的科技發展一日千里，消防處已就火警偵測系統應用物聯網技術方面進行一系列全面的科學評估。憑藉豐碩的成果，消防處於 2025 年第四季推出「物聯網火警偵測系統先導計劃」，在全港 10 幢選定的六層或以下目標樓宇中，評估偵測系統的可行性及成效。在 2026 年第一季的試行期間，這些樓宇內的偵測系統表現穩定，運作良好且未錄得任何誤報。整體結果令人滿意，並符合預期。

運作原理

各單位內的入口及每層的公用範圍均須安裝足夠的無線複合火警偵測器。當偵測到火警或手動火警鐘擊啟動時，警報聲將會響起，提醒大廈內住戶疏散，同時訊號會透過區域性無線通訊網絡傳輸至附近的網關。

網關會將火警訊號經外部通訊網絡轉送至監察平台。監察平台會接收及處理相關資料，包括火警位置、啟動裝置的狀態等，並透過應用程式介面將資料複製至消防處的伺服器，以進行系統監察及管理。

火警訊號隨即由監察平台透過傳送系統自動傳送至消防通訊中心，以確保消防處能及時介入，調派滅火及救援資源。

如欲查詢有關物聯網火警偵測系統或相關申請程序，請致電 2272 9112 聯絡消防處樓宇改善支援中心（電郵：fsdbisc@hkfsd.gov.hk）。

With effect from 30 April 2026, Internet of Things ("IoT") Fire Detection System ("FDS") and portable fire extinguishers can be accepted as an alternative solution to the statutory requirements for hose reel and manual fire alarm systems in composite and domestic buildings of 6-storey or below, regulated under the Fire Safety (Buildings) Ordinance, Cap. 572 ("Ordinance").

Background

The Ordinance has been implemented to enhance the fire safety standards of composite and domestic buildings constructed on or before March 1987. The Fire Services Department ("FSD") has been actively promoting fire safety improvement works and introducing facilitation measures to assist building owners in complying with statutory requirements. Despite these efforts, practical challenges related to coordination, spatial constraints, and financial limitation have been encountered.

In light of technological developments in Chinese Mainland and overseas, the FSD has conducted a series of comprehensive scientific evaluations on the application of IoT technologies in fire detection systems. With fruitful findings, a Pilot Scheme on IoT FDS was launched in the fourth quarter of 2025 to assess the feasibility and effectiveness of the system in 10 selected target buildings of 6-storey or below across the territory. During the trial period in the first quarter of 2026, the IoT FDS in these buildings demonstrated reliable performance, with no false alarm recorded and stable operation. The overall results were satisfactory and met expectations.

Operating Principles

Sufficient multi-sensor detectors shall be installed near the entrance(s) inside each unit, as well as in common areas on each floor. Upon detection of fire or actuation of manual call point, the alarm will sound to alert the building occupants to evacuate, and a fire alarm signal would be transmitted to a nearby gateway via a localized wireless communication network.

The gateway will then forward the fire alarm signal to the monitoring platform via an external communication network. The platform will receive and process relevant information, including the location of fire, status of the activated device, etc., and will duplicate the information to the FSD's server through Application Programming Interface for system monitoring and supervision.

Fire alarm signal will then be automatically transmitted from the monitoring platform to the Fire Services Communications Centre through the Computerized Fire Alarm Transmission System for mobilization of firefighting and rescue resources, enabling timely intervention by the FSD.

For enquiries relating to IoT FDS or the relevant application procedures, please approach the FSD Building Improvement Support Centre at 2272 9112 (email: fsdbisc@hkfsd.gov.hk).

筲箕灣停水關愛隊展現地區應急新效能

2026年7月19日及20日，筲箕灣、西灣河一帶突發大廈停水事件。對於人口密集、高樓林立的港島東區而言，突如其來的斷水無疑給居民日常生活帶來巨大困擾，特別是區內不少高齡長者和行動不便人士，面對突發狀況更顯無助。然而，在這場應急「考卷」面前，社區並未出現慌亂與混亂，取而代之的是井然有序的支援與迅速到位的協助。這場突發危機，恰恰成了檢驗特區政府「完善地區治理」架構運作效能的試金石，更清晰凸顯了地區服務及關愛隊伍（關愛隊）在應急處突中的關鍵力量。



關愛隊迅速出動 展現極高動員組織能力

面對突發的民生困境，「時間」就是最關鍵要素。停水消息傳出後，東區關愛隊迅速啟動應急機制，第一時間出動大批隊員與義工趕赴現場。從配合水務署安排臨時水車與水缸、引導居民排隊取水，到在各主要街角及大廈大堂設立資訊諮詢點，關愛隊展現出極高的動員速度與組織能力。

更難能可貴的是，面對沒有電梯或長者居多的舊式大廈，關愛隊隊員穿梭於樓梯之間，化身「搬水先鋒」，主動將一桶桶重沉沉的飲用水送水上門。這種「人在現場、心繫居民」的即時響應，不僅解決了居民的燃眉之急，更在第一時間平息了社區焦慮，充份證明關愛隊作為地區應急「第一道防線」的實戰價值。



新治理架構下「三駕馬車」緊密配合

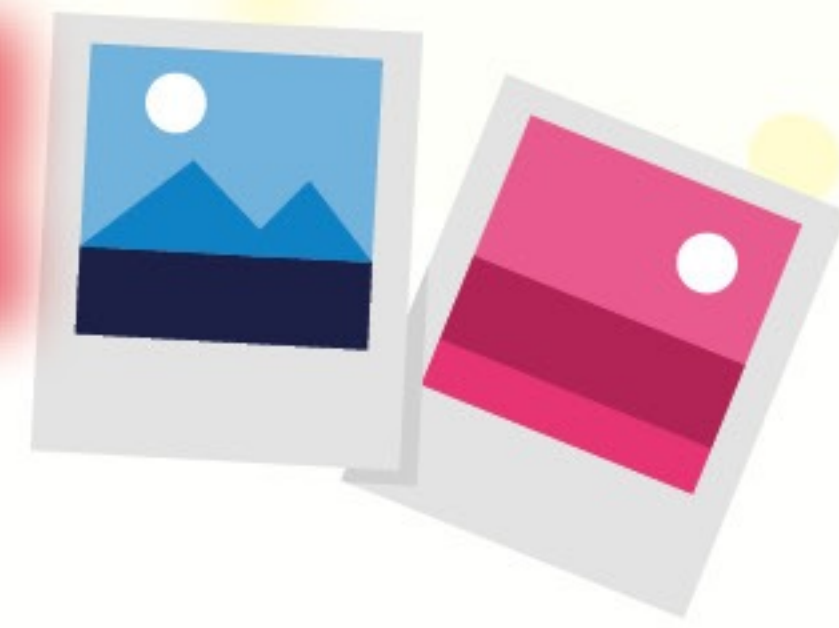
關愛隊之所以能在危機時刻發揮如此強大的執行力，離不開新治理架構下「三駕馬車」的緊密配合。在特區政府完善地區治理體系後，關愛隊與區議會、地區「三會」（分區委員會、防火委員會、撲滅罪行委員會）構成了推動地區發展與服務基層的核心矩陣。

在本次停水事件中，區議員深入一線收集居民訴求，快速向政府相關部門反映與對接；其次「三會」成員發揮深厚的基層網絡優勢，協調社區資源與物資；最後關愛隊則作為前線的主力執行部隊，負責精準服務的落地與發放。

在東區民政事務專員的統籌指揮下，「三駕馬車」各司其職、高效聯動，徹底改變了過往地區工作「單打獨鬥」或「政出多門」的困局。這不僅是「民政幫到你」宗旨的生動實踐，更讓市民親眼目睹了新機制在面臨突發考驗時的巨大威力。



東區大廈管理及防火宣傳活動花絮



Eastern District Building Management and Fire Safety Promotion Event Highlights

筲箕灣避風塘宣傳日



東區防火委員會與小區關愛隊協作

防火宣傳



鯽魚涌小區



堡壘小區



鯉景灣小區



防火講座

上耀東小區



筲箕灣、阿公岩、愛秩序灣小區



太古城西小區



社區應急先鋒訓練課程

柏架山小區



如屋苑欲與東區防火委員會及關愛隊合辦防火活動，請致電 3427 3469 或電郵至 bm_edo@had.gov.hk 與東區民政事務處大廈管理聯絡小組聯絡。