

Concern over the need for buildings to cooperate with and cover the cost of removing fireproof materials enclosing the meters during meter replacement by The Hongkong Electric Co., Ltd.

On the issue raised in the captioned paper, the response of the Buildings Department (BD) is as follows:

1. According to our records, Buildings Department (BD) has received an enquiry regarding replacement of smart meters which involved removal and reinstallation of fire-rated enclosures. It requested for the coordination between the BD and the Power Company on the design requirements for the provision of fire-rated enclosures to electrical installations.
2. The arrangement of smart meter replacement launched by The Hongkong Electric Co., Ltd. is outside jurisdictions of BD.
3. Under the provisions of the Fire Safety (Buildings) Ordinance (Cap. 572), any non-emergency services within escape staircases, including fixed electrical installations such as electricity meters and cables, should be enclosed with fire resisting materials. In fact, there is relevant reminder to owners in the fire safety directions (directions) on the design of provision of fire-rated enclosure in complying with the Electricity Ordinance (Cap. 406), its subsidiary regulations and the Supply Rules of the Power Companies. Owners are also recommended to engage a registered electrical contractor to conduct detailed inspections of the electrical cables and equipment. Hotlines of the Power Companies are also provided for further enquiries. In order to reinforce the coordination with the Power Companies, Electrical and Mechanical Services Department and BD have met the Power Companies to expedite better understanding of the subject issue and coordinations on the works. According to the information from the Power Companies, it is noted that the current requirements and design on the provision of fire-rated enclosures to traditional electric meters still applicable to smart meters. The Power Companies were suggested to booster their publicity works

towards the building owners, the Incorporated Owners, property management companies and relevant stakeholders on their detail design and requirements.

4. In addition to the relevant reminder in the directions, BD would deliver talks for compliance of directions in the Central Platform on Building Management which is set up by the Home Affairs Department, and provide advice and assistance to building owners in the consultation counter.

Buildings Department
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