

# 香港特別行政區政府 新聞公報

## 屋宇署勒令 30 個私人樓宇工程項目暫時停工

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屋宇署發言人今日（十一月二十九日）表示，已根據《建築物條例》發出命令，要求由宏業建築工程有限公司（宏業）作為註冊承建商的 28 個私人樓宇工程項目立即暫時停工。同時，署方也命令另外兩個在私人樓宇維修中使用塑膠膠板的項目暫時停工，屋宇署亦已即時要求該兩個項目的註冊承建商（富林工程營造有限公司及源發建築工程有限公司）移除塑膠板，並會諮詢法律意見考慮法律懲處。負責上述 30 個項目的承建商要先為項目施工進行獨立安全審核，向屋宇署提交改善方案及完成落實改善措施以證明工程能安全進行，署方才會決定是否和何時容許項目復工。

針對宏業負責的 28 個項目作出暫時停工決定，是基於屋宇署對宏業保障工地安全的能力缺乏信心。大埔宏福苑五級火警揭示宏業在地盤安全管理有嚴重缺失，包括使用大量發泡膠板遮封維修樓宇的窗戶。由於屋宇署對宏業的地盤安全管理能力和意識存疑，因此根據《建築物條例》第 23 (1) (b) (iii) 條向宏業發出命令，即時暫時停止由宏業作為項目主事承建商的工程，當中 11 項是由宏業作為註冊承建商的私人樓宇維修工程，而 17 項是由宏業作為註冊承建商的加建及改建工程。

此外，屋宇署在特別巡查行動中發現兩項樓宇維修工程以塑膠板遮封窗戶，包括一項位於北角的富澤花園（該項目的註冊承建商為源發建築工程有限公司，宏業以項目經理身份參與），以及一項位於中環中旅大廈的樓宇維修工程（該項目註冊承建商為富林工程營造有限公司）。屋宇署昨日（十一月二十八日）已即時要求該兩個項目的註冊承建商移除塑膠板，並會諮詢法律意見考慮法律懲處。為審慎起見，屋宇署亦命令該兩項目暫時停止工程。

屋宇署除發出暫時停工命令外，已要求上述承建商為項目進行獨立安全審核，以檢視其安全管理系統，並按安全審核結果提交改善方案及完成落實改善措施，待審視及確信其具備有效的安全管理系統，才會考慮讓承建商恢復進行工程。

暫時停工是要更好保障工人和用戶的安全。至於對工程進度的影響，則取決於承建商是否能夠盡快落實令屋宇署信納的工地安全計劃。

此外，屋宇署正繼續特別巡查行動，截至今日已巡查 250 幢進行外牆維修的樓宇，並向有棚網的樓宇取樣檢驗。如發現再有樓宇使用發泡膠或塑膠板遮封窗戶，或抽查檢驗結果顯示棚網不符合阻燃標準，會盡快向外公布跟進行動。

完

2025 年 11 月 29 日（星期六）

香港時間 22 時 37 分

## The Government of the Hong Kong Special Administrative Region

### Press Releases

Buildings Department ordered temporary suspension of works on 30 private building projects

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A spokesman for the Buildings Department (BD) said on November 29 that the BD has issued orders under the Buildings Ordinance (BO) requiring the immediate temporary suspension of works on 28 private building projects with Prestige Construction & Engineering Company, Limited (PC&E) as the registered contractor, as well as on two other private building maintenance projects in which plastic sheeting were found to be used. The BD has also ordered at once the two registered contractors concerned (Fulam Construction Engineering Company Limited and Yuen Fat Construction Engineering Limited) to remove the plastic sheeting, and will seek legal advice for considering legal penalties. Contractors responsible for the above-mentioned 30 projects are required to conduct an independent safety audit for the projects and submit to the BD an improvement plan and implement improvement measures before considering if and when the works could be resumed.

The BD's decision to temporarily suspend the works on the 28 projects managed by PC&E was due to a lack of confidence in its ability to ensure site safety. The No. 5 alarm fire at Wang Fuk Court, Tai Po exposed serious deficiencies of PC&E in site safety management, including the extensive use of foam boards to block up windows during building repairs. Given the concerns about PC&E's capabilities and awareness on site safety, the BD has issued orders under Section 23(1)(b)(iii) of the BO to suspend the works projects with PC&E as the main contractor with immediate effect. Of these projects where PC&E is the registered contractor, 11 involve repairs of private buildings and 17 involve additions and alterations works.

During the special inspection operation, the BD found two building maintenance projects where windows were covered up by plastic sheeting. These included one at Fortress Garden in North Point (the registered contractor for this project is Yuen Fat Construction Engineering Limited, with PC&E as project manager) and another one at China Travel Building in Central (the registered contractor for this project is Fulam Construction Engineering Company Limited). The BD has already asked the registered contractors of the two projects to remove the plastic sheeting, and will seek legal advice for considering legal penalties. For the sake of prudence, the BD has also ordered a temporary suspension of the two projects.

Apart from issuing orders for temporary suspension, the BD has already required the relevant contractors to conduct an independent safety audit to review their safety management system. Taking cognisance of the outcome of the safety audit, the contractors are required to submit an improvement plan and implement improvement measures, with a view to demonstrating that they have an effective safety management system before the resumption of works can be considered.

The temporary suspension of works is to better safeguard the safety of both workers and users. As for the impact on the progress of the relevant projects, it will depend on whether the contractors can promptly implement a site safety plan that the BD will accept.

Furthermore, the BD will continue its special inspection operation. As of November 29, 250 buildings have been inspected and samples have been taken for testing from buildings installed with scaffold nets. If further buildings are found to be using foam or plastic sheeting to block up windows, or if sampling results indicate that the scaffold nets fail to meet fire-retardant standards, follow-up actions will be promptly announced.

Ends/Sunday, November 30, 2025

Issued at HKT 1:15