

[SRPA reminds prospective purchasers of first-hand residential properties about fire safety requirements for properties with open kitchens](#)

The Sales of First-hand Residential Properties Authority (SRPA) today (July 25) reminded prospective purchasers that owners of residential units with open kitchens must comply with fire safety regulations for the fire service installations and equipment in these units.

"Prospective purchasers can, from the floor plans of residential properties in the development in the sales brochure of a first-hand residential development, check whether the kitchen in a residential unit has an open kitchen design. They can also check in the fittings, finishes and appliances section in the sales brochure for a description of fire service installations and equipment fitted in or near an open kitchen, including smoke detectors and sprinkler heads," an SRPA spokesman said.

Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. They should also allow registered contractors to access the units for annual inspection and maintenance of the fire service installations and equipment.

"Prospective purchasers are reminded that to comply with those requirements, expenses will be incurred. They may also check with the vendor whether the management offices would assist owners in arranging annual inspections in future," the SRPA spokesman said.

To remind prospective purchasers of the fire safety requirements, the SRPA today issued new Frequently Asked Questions (FAQ) for prospective purchasers and updated an existing FAQ regarding residential units with open kitchens.

A new FAQ for the trade on provision of information in the sales brochure about fittings, finishes and appliances in respect of fire service installations and equipment for open kitchens was also issued. The new and updated FAQs can be viewed on the SRPA website (www.srpa.gov.hk).

Prospective purchasers can also visit the Fire Services Department website (www.hkfsd.gov.hk) for details of fire safety provisions in open kitchen units.