

無僭建村屋 安居又幸福

Village Houses *without*
unauthorized building works
put your mind at ease!



新界豁免管制屋宇違例建築工程的執法政策

新界豁免管制屋宇

新界豁免管制屋宇，一般是指位於新界及循《建築物條例（新界適用）條例》獲得豁免，因而不受《建築物條例》中部分條文（包括需獲得屋宇署批准及同意施工的條文）及其附屬規例所管制的村屋。這類屋宇包括小型屋宇政策下由新界原居民興建的村屋，俗稱“丁屋”。有關各類新界豁免管制屋宇的詳細豁免條件，可參閱有關條例，或由地政總署出版的「興建新界豁免管制屋宇須知」小冊子。

一般的新界豁免管制屋宇，是在興建時因按《建築物條例（新界適用）條例》內所指明的高度和有蓋面積上限等豁免條件設計和建造而獲得豁免，例如新房屋不得超過3層高，並且高度不超過8.23米（約27呎），而有蓋面積不超過65.03平方米（約700平方呎）。任何導致這些屋宇超逾這些指定高度和有蓋面積等的加建、改建或小型工程，都足以令有關豁免失效，不僅令這些加建、改建或小型工程成為違例建築工程（僭建物），更使所涉的新界豁免管制屋宇變成違例建築物。但在1961年1月1日《建築物條例（新界適用）條例》生效前建成的新界建築物，若在該日期後沒有進行任何改建、加建或重建，無論是否符合豁免條件，均不屬這僭建物定義的涵蓋範圍。

對新界村屋僭建物執法的具體安排



1. 對生命財產明顯構成威脅或迫切危險的僭建物、正在施工的違例建築工程及新建的僭建物

屋宇署會維持一貫做法，對生命財產明顯構成威脅或迫切危險的僭建物、正在施工的違例建築工程及新建的僭建物，均會即時執法，予以取締。[註：新建的僭建物是指於2011年6月28日或以後建成的僭建物。] 建築事務監督會向有關業主發出清拆命令，着令業主在指定期限內清拆有關的僭建物，假如有關僭建物在限期屆滿仍未拆除，建築事務監督可向有關業主提出檢控，亦可安排政府承建商進行有關工程，然後向業主收回工程費，另加監督費。



2. 沒有迫切危險但違例情況嚴重和具較高潛在風險的現存僭建物

就其他現存而沒有迫切危險的僭建物，屋宇署會首先針對違例情況嚴重和對樓宇安全具較高潛在風險的僭建物，積極進行取締工作。這些首輪取締目標，主要包括樓高四層或以上的村屋、未有取得地政總署的豁免證明書又沒有獲得建築事務監督事先批准圖則和同意興建的屋宇、覆蓋天台面積超過一半的圍封式天台建築物及由違例建築物伸建的僭建物等。

Enforcement policy against unauthorized building works in New Territories Exempted Houses

New Territories Exempted Houses

New Territories Exempted Houses (NTEH) generally refer to those village houses situated in the New Territories which by virtue of the Buildings Ordinance (Application to the New Territories) Ordinance are exempted from certain provisions of the Buildings Ordinance (BO) and its subsidiary regulations (including the need for obtaining approval and consent to the commencement of works from the Buildings Department). They include the village houses built by indigenous villagers under the New Territories Small House Policy, commonly known as “small houses”. For details of the exemption criteria for different types of NTEH, please refer to the provisions of the relevant Ordinance or the pamphlet “Building New Territories Exempted Houses” published by the Lands Department.

NTEH are in general designed and built in compliance with the exemption criteria in respect of the height and roofed-over area, etc stipulated in the Buildings Ordinance (Application to the New Territories) Ordinance, which thus qualify them for exemption. For example, new housing should be of not more than 3 storeys and of a height of not more than 8.23 m (about 27 feet) and with a roofed-over area not exceeding 65.03 m² (about 700 square feet). Any additions, alterations or minor works which result in the stipulated height, roofed-over area etc of these houses being exceeded would invalidate the exemption. This would not only render the addition, alteration or minor works as unauthorized building works (UBWs) but would also turn the NTEH concerned into unauthorized buildings. However, any buildings built in the New Territories before the Buildings Ordinance (Application to the New Territories) Ordinance came into force on 1 January 1961, irrespective of whether they complied with the exemption criteria, would not come within the above definition of UBWs, so long as there had been no alteration, addition to or re-construction of the building after that date.

Arrangement of enforcement against UBWs in NTEH



1. UBWs constituting obvious hazard or imminent danger to life or property, UBWs under construction or newly completed

The Buildings Department (BD) will maintain its existing practice and take immediate enforcement action against UBWs constituting obvious hazard or imminent danger to life or property, UBWs under construction or newly erected. [Note: UBWs completed on or after 28 June 2011 are regarded as newly erected UBWs.] The Building Authority (BA) will serve a statutory order requiring the building owner to remove the UBWs concerned within a specified time. If the UBWs have not been removed by the specified time, the BA may take prosecution action against the concerned building owner. The BA may also deploy the government contractor to carry out the works, and thereafter recover the cost of the works, plus supervision charge, from the building owner.



2. Existing UBWs not posing imminent danger but constituting serious contravention of the law and imposing higher potential risks

For other existing UBWs not posing imminent danger, the BD will first focus and take proactive enforcement actions against those which constitute serious contravention of the law and pose higher potential risks to building safety. This first round of targets for such enforcement action mainly include village houses of four storeys or more, houses built without a Certificate of Exemption issued by the Lands Department or the approval and consent of the BA, enclosed rooftop structures covering more than 50% of the roofed-over area of the building concerned and unauthorized projecting structures attached to UBWs, etc.

首輪取締目標：違例情況嚴重和具較高潛在風險的現存僭建物
First Round Targets : Existing UBWs constituting serious contravention of the law and imposing higher potential risks

項目 Item



原有以鋼筋混凝土或磚石建造，樓高四層或以上的村屋。

Village house of four storeys or above constructed of reinforced concrete or masonry.



原有的三層高新界豁免管制屋宇加建多一層或以上以鋼筋混凝土、磚石或其他材料建造的樓層/搭建物。

Structures of single storey or above constructed of reinforced concrete, masonry or other materials on 3-storey New Territories exempted house.



自1961年1月1日後，在地契條款內沒有高度及層數限制的私人屋地上，進行不符合《建築物條例（新界適用）條例》所訂豁免規定的重建、改建或加建工程，而該工程又未按《建築物條例》取得批准。屬暫緩行動及按序處理的僭建物除外。

Redevelopment, alteration or addition carried out on private building lot of which the lease stipulates no restriction on building height and number of storeys, and in contravention of the exemption criteria prescribed in the Buildings Ordinance (Application to the New Territories) Ordinance since 1 January 1961. No approval has been obtained in accordance with the Buildings Ordinance for the aforesaid construction works. With the exception of the unauthorized building works prioritised for deferred enforcement.



主體建築物高度或有蓋面積超出《建築物條例（新界適用）條例》所訂豁免規定，而又未有按《建築物條例》取得批准的建築物。

Height or roofed-over area of the main building exceeds the exemption criteria prescribed in the Buildings Ordinance (Application to the New Territories) Ordinance. No approval has been obtained in accordance with the Buildings Ordinance for erection of the building.



以鋼筋混凝土、磚石或其他材料建造及圍封的天台搭建物，其覆蓋面積多於主體建築物有蓋面積的50%。

Enclosed rooftop structures constructed of reinforced concrete, masonry or other materials, with a coverage of more than 50% of the roofed-over area of the main building.



未有在施工前按《建築物條例（新界適用）條例》的規定取得豁免證明書，而地政總署不會發出豁免證明書，又未有按《建築物條例》取得批准的建築物。

Buildings not issued with certificate of exemption in accordance with the Buildings Ordinance (Application to the New Territories) Ordinance prior to the commencement of works, and the Lands Department will not issue a certificate of exemption. No approval has been obtained in accordance with the Buildings Ordinance for the works.



由違例建築物伸建的僭建物（如在違例建造的天台搭建物上再加建廣告招牌）。

Unauthorized projecting structures attached to unauthorized building works. (e.g. signboard erected on unauthorized rooftop structures).

3. 違例情況較輕及潛在風險較低的現存僭建物

屋宇署會在清理首輪目標僭建物後，分階段逐步取締違例情況較輕及潛在風險較低的現存僭建物。由於這些僭建物的種類繁多，大小不一，屋宇署會透過僭建物申報計劃，蒐集詳細資料，分類進行風險評估，並會因應實際情況，制訂按序處理的執法計劃。

3. Existing UBWs constituting less serious contravention of the law and imposing lower potential risks

The BD will tackle these UBWs in phases after dealing with the first round targets. As these UBWs come in many different forms and size, the BD introduces a reporting scheme to collect more detailed information on them. The BD will categorise the UBWs, conduct objective risk assessment for the different classes and formulate progressive enforcement plans.

違例情況較輕及潛在風險較低的現存僭建物（例子）

Existing UBWs constituting less serious contravention of the law and imposing lower potential risks (Examples)

項目 Item



以鋼材、鋁質構件、金屬板或玻璃搭建的圍封式露台。

Enclosed balcony constructed of steel or aluminium structural elements, metal plates or glass.



以鋼筋混凝土、磚石或其他材料建造及圍封的天台搭建物，其覆蓋面積不多於主體建築物有蓋面積的50%。

Enclosed rooftop structures constructed of reinforced concrete, masonry or other materials, with a coverage of not more than 50% of the roofed-over area of the main building.



以鋼材或鋁質構件建造並沒有圍封的天台構築物。

Unenclosed rooftop structures constructed of steel or aluminium structural elements.



設於相連地面一層以鋼筋混凝土、磚石或其他材料建造的擴建物，不論擴建部分是否有內部通道通往主建築物。

Ground floor extension constructed of reinforced concrete, masonry or other materials, whether or not the extension has internal access to the main building.



豎設於兩幢相連的新界豁免管制屋宇露台之間的間隔牆，而牆身超過150毫米厚。

Partition wall exceeding 150mm in thickness erected between the balconies of two adjoining New Territories Exempted Houses.



由主體建築物外牆伸建的簷篷，屬可常設的小型環保及適意設施除外。

Canopy projecting from the external wall of the main building, except the green and amenity facilities allowed to be provided.



設有支柱的地下簷篷。

Ground floor canopy with pillars.



由主體建築物外牆伸建用以支承冷氣機的金屬架（必須附防止滴水設計）及冷氣機輕質篷蓋，屬可常設的小型環保及適意設施除外。

Metal supporting rack for air-conditioning unit (with anti-dripping design) and lightweight air-conditioner hood projecting from the external wall of the main building, except the green and amenity facilities allowed to be provided.



由主體建築物外牆伸建的廣告招牌。

Signboard projecting from the external wall of the main building.



掛置於主體建築物外牆的廣告招牌，屬可常設的小型環保及適意設施除外。

Wall signboard mounted on the external wall of the main building, except the green and amenity facilities allowed to be provided.



架設於天台的廣告招牌。

Signboard erected on the rooftop.

僭建物申報計劃

為防止有其他新僭建物的出現及為保障村屋的樓宇結構安全，現有新界村屋僭建物的業主，須就**2011年6月28日**前已建成，並屬首輪取締目標以外而屋宇署於該日前亦未有採取執法行動的現存僭建物向屋宇署提交資料，包括有關僭建物的相片、描述、大小和建成日期，進行申報，並每五年進行一次構築物安全檢驗。僭建物申報計劃於**2012年4月1日**開始，至**2012年12月31日**截止。已申報的僭建物，在首輪目標執法階段期間，除非變得有迫切危險，否則不會被強制即時清拆。所有在指定申報日期屆滿後仍未向屋宇署申報的僭建物，將如同新建僭建物一樣，屋宇署會逐步採取執法行動予以取締。有關申報及安全檢驗計劃的進一步細節，屋宇署將另行公布。

可裝設在現存和新建新界豁免管制屋宇的小型環保及適意設施

一些指定的小型環保和適意設施，無論是現存於新界村屋的或將於日後在新建和現存村屋加建的，只要村屋是按《建築物條例（新界適用）條例》獲得豁免的新界豁免管制屋宇，均可繼續保留或於日後隨時加建，無須經由地政總署或屋宇署批准。下列的小型環保和適意設施，可裝設在新界豁免管制屋宇，請同時參閱地政總署出版的「興建新界豁免管制屋宇須知」小冊子。

Reporting scheme for UBWs

To curb the emergence of new UBWs and to safeguard the structural safety of buildings, owners of the existing UBWs in village houses in the New Territories (“village houses”) are required to report to BD by submitting information including photos, descriptions, sizes and completion dates of existing UBWs which are completed before 28 June 2011 and not included in the list of first round targets and on which no enforcement action has commenced by BD before 28 June 2011, and to conduct safety inspections of the structures concerned every 5 years. The reporting scheme for UBWs commenced on 1 April 2012 and last until 31 December 2012. During the period of enforcement against the first round targets, the BD will not require the immediate removal of the reported UBWs unless they become imminently dangerous. The BD will take progressive enforcement action against those UBWs which have not been reported to the BD after the reporting period, in the same manner as newly constructed UBWs. The BD will announce further details of the reporting scheme and the safety inspection plan separately.

Green and amenity facilities that may be installed in both new and existing NTEH

Some specified green and amenity facilities, whether they currently exist in the village houses or to be installed in new and existing village houses in future, can be allowed to stay or be installed at any time in future without seeking the permission from the Lands Department or the BD, provided that the village house is a NTEH exempted under the Buildings Ordinance (Application to the New Territories) Ordinance. The green and amenity facilities listed below may be installed in NTEH, please also refer to the pamphlet “Building New Territories Exempted Houses” published by the Lands Department.

可裝設在現存和新建新界豁免管制屋宇的小型環保及適意設施*

Green and amenity facilities that may be installed in both new and existing NTEH*

	項目 Item
	<p>用以支承冷氣機的金屬架（必須具有防止滴水設計）、分體式冷氣組件及冷氣機輕質篷蓋</p> <ul style="list-style-type: none">● 由外牆伸出不超過750 毫米；及● 不得由露台或簷篷伸出。 <p>Metal supporting rack for air-conditioning unit (with anti-dripping design), components of split type air-conditioner and lightweight air-conditioner hood</p> <ul style="list-style-type: none">● should not project more than 750mm from the external wall; and● should not project from a balcony or canopy.
	<p>為保安理由而裝設於地面一層的捲閘/摺閘</p> <ul style="list-style-type: none">● 凸出部分由外牆伸出不超過300毫米；及● 捲閘必須設有不少於600毫米闊的活動門，以作逃生之用。 <p>Roller shutter / folding gate installed on the ground floor for security purpose</p> <ul style="list-style-type: none">● no part of the installation should project more than 300mm from the external wall; and● a trapdoor not less than 600mm in width should be provided on the roller shutter for emergency escape purpose.
	<p>鐵籠式外置窗花</p> <ul style="list-style-type: none">● 從外牆伸出不超過500毫米；及● 如外置窗花伸出屋宇對出的行人通道上，則外置窗花從外牆伸出離行人通道地面的淨空高度少於2.5 米的部分不得超過150毫米。 <p>Cage like external metal window grilles</p> <ul style="list-style-type: none">● should not project more than 500mm from the external wall; and● where any part of the external window grilles projects over accessible pavement and has a clear headroom less than 2.5m, such part of the window grilles should not project more than 150mm from the external wall.



裝設於地下外牆的伸縮式塑料或帆布帳篷

- 裝設於任何地下外牆及不得由露台或簷篷伸出；
- 收合後伸出不超過500毫米；
- 完全展開時伸出不超過2.5米；
- 離地面的淨高度不少於2.5米；及
- 不可圍封帳篷下面的空間。

Retractable plastic or canvas hood affixed to the external wall

- affixed to any external wall on ground floor and should not project from a balcony or canopy;
- with a projection of not more than 500mm when retracted;
- with a projection of not more than 2.5m when fully extended;
- clear headroom of not less than 2.5m measured from the ground; and
- space underneath the canvas hood should not be enclosed.



在地下側門頂裝設的小型簷篷

- 以鋼材、鋁質構件、金屬板或玻璃搭建；
- 離地面的淨空高度不得少於2.5米；及
- 由外牆伸出不超過750毫米。

Small overhang located above the side door on the ground door

- constructed of steel or aluminium structural elements, metal plates or glass;
- clear headroom of not less than 2.5m measured from the ground; and
- should not project more than 750mm from the external wall.



簷篷

- 以鋼材、鋁質構件、金屬板或玻璃搭建；
- 由外牆伸延不多於750毫米；及
- 不得由露台或簷篷伸出。

Canopy

- constructed of steel or aluminium structural elements, metal plates or glass;
- should not project more than 750mm from the external wall; and
- should not project from a balcony or canopy.



沒有頂蓋及圍封的開放式天台園藝棚架

- 容易拆除；
- 框架以木材、鋁質或其他輕金屬製造；
- 橫向支撐或中間棒條之間的距離不少於200毫米；
- 總覆蓋面積不多於5平方米；及
- 高度由天台地台起計不超過2.5米。

Open and uncovered rooftop gardening trellis

- easily demountable;
- made of timber, aluminium or other lightweight metal framework;
- spacing between horizontal supports or intermediate bars should not be less than 200mm;
- total coverage of not more than 5m²; and
- height not exceeding 2.5 m measured from the roof level.



小型天線、碟形電視天線、小型太陽能發熱器、太陽能設備[#]（光伏系統除外），如符合以下條件，可裝設於新建和現存新界豁免管制屋宇的屋頂或樓梯頂篷：

- 只供同一幢新界豁免管制屋宇的住戶使用；
- 總重量不超過700公斤；及
- 如有關設備安裝在屋頂上，該設備的平均荷載不得超過每平方米150公斤；如有關設備安裝在樓梯頂篷上，該設備的平均荷載不得超過每平方米75公斤。

有關設備**不可**裝設在簷篷上。

[#] 由一個或以上的集熱器和一個儲水箱組成，適合家庭住宅使用的額定尺寸的太陽能熱水系統。

Small size antenna, television dish antenna, solar energy heater, solar energy equipment[#] (except for photovoltaic system) which satisfies the following requirements may be installed on the roof or roof of stairhood of both new and existing New Territories Exempted Houses (NTEH):

- for use of the occupants of the NTEH;
- total gross weight should not exceed 700kg; and
- if such facilities are installed on the roof, the average loading imposed should not exceed 150kg/m². If such facilities are installed on the roof of stairhood, the average loading imposed should not exceed 75kg/m².

Such facilities **should not** be installed on canopy.

[#] Household-scale solar water heating system of nominal size comprising one or more solar collector(s) and a water tank.



光伏系統如符合以下條件，可裝設於新建和現存新界豁免管制屋宇的屋頂或樓梯頂篷：

屋頂上的系統

- 系統連支架的高度由天台台台起計不得超過2.5米；
- 平均荷載不得超過每平方米150公斤；
- 系統不得伸出外牆超過750毫米；
- 就以連續覆蓋方式安裝的系統，其覆蓋範圍(只計算屋宇內被覆蓋的範圍)不得多於所在新界豁免管制屋宇有蓋面積的一半；及
- 就以羣組方式安裝的系統，每個羣組的覆蓋面積(只計算屋宇內被覆蓋的範圍)不得多於5平方米，而每個羣組之間相距不得少於1米。

樓梯頂篷上的系統

- 系統連支架的高度由樓梯頂篷起計不得超過1.5米；
- 平均荷載不得超過每平方米75公斤；及
- 系統不得伸出頂篷邊緣超過750毫米。

共同規定

- 安裝系統的屋頂或樓梯頂篷上，不可有任何僭建物，包括屋宇署就新界豁免管制屋宇僭建物所推行的僭建物申報計劃之中，已申報並被屋宇署確認的僭建物，亦必須清拆；
- 不可圍封系統下面的空間[^]；
- 系統必須妥善安裝，及不可影響屋宇結構安全；由天台台台起計超過1.5米高的系統須經由根據《建築物條例》註冊的認可人士核證，及提交有關安全證明書⁺予地政總署備存；及
- 有關設備**不可**裝設在簷篷上。

[^] 如有關空間被圍封，屋宇署會根據《建築物條例》採取執法行動。

⁺ 有關安全證明書(表格 C/PVS) 可在地政總署及新界各分區地政處索取，亦可從地政總署網頁(網址：<http://www.landsd.gov.hk>)下載。

Photovoltaic (PV) systems satisfying the following requirements may be installed on the roof or roof of stairhood in both new and existing New Territories Exempted Houses (NTEH):

System on roof

- The system including its supporting structure should not be higher than 2.5m measured from the roof level;
- The average loading imposed should not exceed 150kg/m²;
- It should not project more than 750mm from the external wall;
- For system arranged in the form of continuous spread covering, its coverage (only the coverage area within the building is accounted) should not be more than half of the roofed-over area of the NTEH; and
- For system arranged in clusters, each cluster should have coverage of not more than 5m² (only the coverage area within the building is accounted) and should be separated from each other by not less than 1m.

System on roof of stairhood

- The system including its supporting structure should not be higher than 1.5m measured from the level of the roof of the stairhood;
- The average loading imposed should not exceed 75kg/m²; and
- It should not project more than 750mm from the edge of the roof.

Common requirements

- The roof on which the system would be installed should be cleared of all unauthorised building works (UBWs), including those acknowledged by the Buildings Department (BD) under the Reporting Scheme for UBWs in NTEH implemented by BD;
- The space underneath the system should not be enclosed[^];
- The system should be properly installed and should not adversely affect the structural safety of the building. For system exceeding 1.5m high measured from the roof level, it should be certified by an Authorized Person registered under the Buildings Ordinance for submission of a safety certificate⁺ to Lands Department for record; and
- Such facilities **should not** be installed on the canopy.

[^] If the space is enclosed, BD will take enforcement action under the Buildings Ordinance.

⁺ The safety certificate (Form C/PVS) is available at Lands Department and all N.T. District Lands Offices. It can also be downloaded from Lands Department's website (<http://www.landsd.gov.hk>).



展示地下店舖名稱的招牌

- 展示範圍（連支架）總面積不得超過5平方米；
- 招牌應掛置於外牆或凸出舖面的裝設，並從外牆伸出不超過600毫米；及
- 離地面的淨空高度不得少於2.5米。

Signboard of ground floor shop

- total display area including supporting frame should not be more than 5m²;
- mounted to the external wall or installed as bulkhead at shopfront with a projection not exceeding 600mm; and
- clear headroom of not less than 2.5m measured from the ground.



食肆/餐廳的排氣管

- 屬輕質及為機械裝置一部分；及
- 設計須符合有關食肆的發牌要求，例如：排氣管離地面不少於2.5米及由外牆伸出不超過600毫米。

Exhaust duct of food premises/restaurants

- lightweight and part of mechanical installation; and
- conforming to the relevant licensing requirements, for example, exhaust duct should have a projection of not more than 600mm from the external wall and a minimum clearance of 2.5m measured from the ground.



豎設於兩幢相連的新界豁免管制屋宇露台之間的分隔牆

- 牆身厚度不可超過150毫米；及
- 有關的露台建築須屬於「樑板式興建方式」並符合「興建新界豁免管制屋宇中關鍵構件的技術規定」。

Partition wall erected between the balconies of two adjoining NTEH

- not exceeding 150mm in thickness; and
- the balconies are of beam-and-slab type construction conforming to the 'Technical Requirements for Critical Structural Elements in the Construction of New Territories Exempted Houses'.



天台上沒圍封的遮篷

- 可容易及隨時拆除或收合；
- 非永久錨固於天台；
- 框架以鋁質或其他輕金屬製造，頂蓋為塑料或帆布；
- 完全張開時的總覆蓋面積不多於5平方米；及
- 高度由天台地台起計不超過2.5米。

Unenclosed Rooftop awning

- easily and readily demountable or retractable;
- not permanent fixed to the roof;
- made of aluminium or other lightweight metal framework and plastic or canvas cover sheeting;
- coverage of not more than 5m² when fully opened; and
- height not exceeding 2.5m measured from the roof level.



豎設或固定在外牆的小型及不構成阻礙的適意設施，例如神龕護蓋、燈柱及照明裝置（包括裝設於天台、護牆及屋簷）。

Amenity facilities mounted on or affixed to the external wall, such as shrine shelters, lamp posts and lighting installations (including those installed on the rooftops, parapets, and overhangs), that are small-scale and do not cause obstruction.





電錶箱（只適用於地面一層）

- 固定於外牆；
- 以混凝土或金屬構造；
- 尺寸不超過1.2米乘1.6米；及
- 凸出部分不超過0.38米。

Electricity meter box (on ground floor only)

- affixed to the external wall;
- made of concrete or metal;
- size not exceeding 1.2m X 1.6m, and
- with a projection not exceeding 0.38m.



用作存放石油氣瓶的貯存箱（只適用於地下一層）

- 固定於外牆；
- 以混凝土或金屬構造；
- 尺寸不大於1.2米（高）乘1米（闊）；及
- 凸出部分不超過0.4米。

Liquefied petroleum gas cylinder storage box (on ground floor only)

- affixed to the external wall;
- made of concrete or metal;
- size not exceeding 1.2m (in height) X 1m (in width); and
- with a projection not exceeding 0.4m.



放置於天台作儲物用途的組合櫃

- 非永久錨固於天台；
- 高度不超過2米；
- 體積不超過3立方米；及
- 不影響屋宇結構安全及排水系統。

Prefabricated storage cabinet placed on roof

- not permanently fixed to the roof;
- height not exceeding 2m;
- volume not exceeding 3m³; and
- should not affect the structural safety and drainage system of the building.



露台上裝置的防盜鐵欄

- 不可由露台護牆外伸出。

Anti-burglary bars installed on a balcony

- should not project beyond the external edge of the parapet on the balcony.



大門鐵閘

- 開啓後不得妨礙逃生路徑。

Main entrance metal gate

- not causing obstruction to the escape when opened.



用以曬晾衣物的金屬晾衣架

- 固定於外牆；及
- 由外牆伸出不超過750 毫米。

Metal drying rack

- affixed to the external wall; and
- with a projection not exceeding 750mm.



豎設於天台護牆上的網欄或欄杆

- 以木材、鋁質或其他輕金屬建造；
- 高度由天台地台起計不超過2.5米；及
- 不得用作圍封天台。

Mesh fence or railing erected on roof parapet

- constructed of timber, aluminium or other lightweight metal;
- height not exceeding 2.5m measured from the roof level; and
- should not form an enclosure to the roof.

豎設於兩幢相連村屋天台之間的實心間隔矮牆，及／或網欄或欄杆

實心間隔矮牆

- 厚度不超過150毫米及高度不超過1.22米；及
- 不影響建築物的結構安全和排水系統。

網欄或欄杆

- 以木材、鋁質或其他輕金屬建造；
- 高度由天台地台起計不超過2.5米；及
- 不得用作圍封天台。

Solid partition dwarf wall and/or mesh fence or railing erected on the roof between two adjoining NTEH

Solid partition dwarf wall

- thickness not exceeding 150mm and height not exceeding 1.22m; and
- should not affect the structural safety and drainage system of the building.

Mesh fence or railing

- constructed of timber, aluminium or other lightweight metal;
- height not exceeding 2.5m measured from the roof level; and
- should not form an enclosure to the roof.





裝設於樓梯頂篷外牆的伸縮式塑料或帆布帳篷

- 裝設於樓梯頂篷設有門口的外牆；
- 收合後伸出不超過500毫米；
- 完全展開時伸出不超過2米；
- 完全展開時的覆蓋面積不多於5平方米；
- 高度不超過樓梯頂篷；及
- 不可圍封帳篷下面的空間。

Retractable plastic or canvas hood affixed to the external wall of stairhood

- affixed to the external wall of the stairhood with door opening;
- with a projection of not more than 500mm when retracted;
- with a projection of not more than 2m when fully extended;
- coverage of not more than 5m² when fully extended;
- height not exceeding the stairhood; and
- space underneath the canvas hood should not be enclosed.



裝設於露台上方外牆的伸縮式塑料或帆布帳篷

- 裝設於露台上方的外牆及不得由露台或簷篷伸出；
- 收合後伸出不超過500毫米；
- 完全展開時伸出不超過2米；及
- 不可圍封帳篷下面的空間。

Retractable plastic or canvas hood affixed to the external wall above the balcony

- affixed to the external wall above the balcony and should not project from a balcony or canopy;
- with a projection of not more than 500mm when retracted;
- with a projection of not more than 2m when fully extended; and
- space underneath the canvas hood should not be enclosed.



露台下方的晾衣架

Drying rack under the balcony



裝設於露台護牆上或外牆的小型天線、碟形電視天線及太陽能設備

- 裝置的任何部分不得由露台或外牆伸出超過750毫米；
- 只供同一幢村屋的住戶使用；及
- 總重量不超過5公斤。

Small size antenna, television dish antenna and solar energy equipment affixed to the balcony parapet or the external wall

- no part of the installation should project more than 750mm from the balcony or the external wall;
- for use of the occupants of the NTEH; and
- total gross weight not exceeding 5kg.



天台上的旗桿

- 高度由天台地台起計不超過2.5米。

Flag pole on the roof

- height not exceeding 2.5m measured from the roof level.



在地下門口上方裝設的簷篷

- 以鋼材、鋁質構件、金屬板或玻璃建造；
- 由外牆伸出超過750毫米但不多於1000毫米
- 離地面的淨高度不少於2.5米；及
- 須經合資格人士認證⁺。

+ 有關新界豁免管制屋宇小型環保及適意設施合資格人士安全證明報告可從屋宇署網頁(網址：<http://www.bd.gov.hk>)下載。

Canopy above a door opening on ground floor

- constructed of steel or aluminium structural elements, metal plates or glass;
- with a projection of more than 750mm but not more than 1000 mm from the external wall;
- clear headroom of not less than 2.5m measured from the ground; and
- require certification by a qualified person⁺.

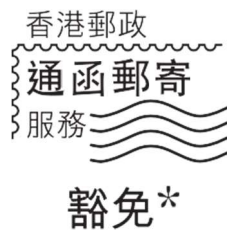
+ The Qualified Person (QP)'s Safety Certification for Green and Amenity Facilities (GAFs) in New Territories Exempted Houses can be downloaded from Buildings Department's website (<http://www.bd.gov.hk>).

注意事項

- i. 為免生疑問，地段的擁有人指有實際機會控制土地、或有權使用土地作豎設／裝設上述小型環保及適意設施的人士。如小型環保及適意設施從上述新界豁免管制屋宇的地段界線伸出至相鄰地段，須先獲相鄰地段擁有人的授權或同意。
- ii. 小型環保及適意設施如不符合上表所述的規定，即被視為《建築物條例》（第123章）下的僭建物，屋宇署會按照其執法政策對有關僭建物採取執法行動。
- iii. 合資格人士是T2職級的適任技術人員。

Note

- i. For the avoidance of doubt, owner(s) of the lot(s) should have a realistic prospect of control of the land or have the right to use the land on which the abovesaid GAF is/are to be erected or installed. Authorisation or consent from owner(s) of adjacent lot(s) should be obtained for GAF projecting from the lot boundaries of the subject NTEH into the adjacent lot(s).
- ii. GAF are regarded as unauthorised building works (UBW) under the Buildings Ordinance (Cap. 123) if they do not conform to the requirements listed above. The Buildings Department will take action against the UBW in accordance with its enforcement policy.
- iii. Qualified person is a T2 competent person.



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「* 此函件符合資格豁免於「不收取通函」標貼機制」

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