

Sale Offices and Show Flats on Construction Sites

There is an increasing tendency that developers wish to operate sale offices and exhibit show flats on construction sites well before the new buildings are completed and certified for occupation. Since sale offices and show flats, which are open to the general public, are incompatible with construction works, for the sake of public safety, the following principles must be observed:

- (a) No part of any new building, whether still under construction or substantially completed, should be occupied and used as a sale office or a show flat without a temporary occupation permit.
 - (b) No temporary building within a construction site should be occupied and used as a sale office or a show flat without a temporary building permit and a temporary occupation permit for that purpose.
2. In considering applications for such temporary occupation and usage, the Building Authority has to be satisfied that -
 - (a) the premises intended to be occupied and used as a sale office or a show flat is structurally suitable for the purpose;
 - (b) the premises is adequately segregated from the rest of the construction works in terms of fire resisting construction;
 - (c) there is available adequate independent and protected means of access and escape to and from the premises with direct connection with a street; and
 - (d) the premises is provided with adequate fire service installations to the satisfaction of the Director of Fire Services;
3. In permitting such temporary occupation and usage, the Building Authority may, depending on the circumstances, impose suitable conditions-
 - (a) to limit the period within which the premises may be so occupied and used;
 - (b) to restrict the number of persons to be accommodated at any one time; and
 - (c) if necessary, to require the partial or total suspension of building works on the construction site during the period of such occupation and use.

4. Any violation of the above requirements or conditions may be liable to revocation of the temporary occupation permit and prosecution under section 40(1) and (5) of the Buildings Ordinance.

5. Registered Contractors should take note of the above principles and when allowing the general public to enter the construction site for such activities they should satisfy themselves that a temporary occupation permit for the relevant premises has been issued and that all conditions are observed.

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