



標丁學堂 KNOW YOUR BUILDING

每人都想擁有一個安樂窩，但如果業主為樓宇進行非法改動及加建工程，樓宇的結構及消防安全可能會受影響，導致嚴重後果，得不償失之餘，更會危害公眾安全，因此，樓宇業主都不應僭建。雖然新界豁免管制屋宇（村屋）不受《建築物條例》（第123章）中部分條文及其附屬規例所管制，但任何加建、改建或小型工程如導致有關村屋超逾指定高度或有蓋面積等，都足以令有關豁免失效。這不僅令有關加建、改建或小型工程成為僭建物，更導致所涉及的村屋被視為違例建築物。

不過，現時共有20項指定環保及適意設施，無須經由地政總署或屋宇署批准，可豎設或建於村屋。該等指定設施包括簷篷、金屬晾衣架、大門鐵閘等。於2018年10月，裝設在屋頂或樓梯頂篷上的光伏系統（太陽能系統）已被列入有關設施。屋宇署會繼續留意有關指定環保及適意設施項目名單，確保它們能繼續滿足村民日常及合理的需要，同時亦不會對樓宇構成危險或造成濫用。今期讓標丁為你介紹如何在村屋合法安裝太陽能系統。

We all want our home to be cozy and safe. The carrying out of illegal alteration and addition works can adversely affect the structural and fire safety of a building, which will lead to serious consequences and result in losses that outweigh the gains; it may even endanger public safety. Building owners should never carry out unauthorised buildings works (UBWs). Although New Territories Exempted Houses (village houses) are exempted from certain provisions of the Buildings Ordinance (BO) (Cap. 123) and its subsidiary regulations, the exemption will be invalidated by additions, alterations or minor works which render the height or roofed-over area, etc. of the houses beyond the stipulated limits. Such works will be classified as UBWs and the village houses concerned will also become unauthorised buildings.

In spite of this, there are a total of 20 specified green and amenity facilities that are permitted to erect or exist in a village house without the need to seek the permission from the Lands Department (LandsD) or Buildings Department (BD). Such specified facilities include canopy, metal drying rack, main entrance metal gate, etc. In October 2018, the installation of solar photovoltaic (PV) systems on the main roof or roof of stairhood was included in the list. BD will continue to keep in view the list of such specified facilities to ensure that they continue to meet the daily and reasonable needs of villagers while not posing danger to the building or causing abusive use. In this issue, Build and Ding will guide you through how to install them in village houses legally.



資訊站

一般的村屋，是在興建時因按《建築物條例（新界適用）條例》（第121章）內所指明的高度和有蓋面積上限等豁免條件設計和建造，而不受《建築物條例》中部分條文及其附屬規例所管制。新房屋的豁免條件包括：

- 1 不得超過3層高
- 2 高度不超過8.23米（約27呎）
- 3 有蓋面積不超過65.03平方米（約700平方呎）

INFORMATION KIOSK

Village houses 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 (Cap. 121) which thus qualify them for exemption from certain provisions of the BO and its subsidiary regulations. The exemption criteria for new housing include:

- 1 NOT more than 3 storeys
- 2 Height NOT more than 8.23 m (about 27 feet)
- 3 Roofed-over area NOT exceeding 65.03 m² (about 700 square feet)

村屋安裝太陽能系統注意事項

Points to Note for Installation of Solar PV Systems in Village Houses

安裝於村屋天台上的太陽能系統*

SOLAR PV SYSTEM* INSTALLED ON ROOF OF VILLAGE HOUSES



須符合小型環保及適意設施的特定條件
SATISFY GREEN AND AMENITY FACILITIES REQUIREMENTS

須妥善安裝及不影響樓宇結構安全
PROPERLY INSTALLED AND NOT ADVERSELY AFFECT STRUCTURAL SAFETY OF BUILDING

*太陽能系統必須用作發電用途 Solar PV system shall be used to generate electricity

位置：只適用安裝於村屋的天台

高度：不可超過2.5米高，而超過1.5米高須經《建築物條例》下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

平均荷載：不得超過每平方米150公斤

伸出外牆距離：不得伸出外牆超過750毫米

Location: Install on the roof of village houses only

Height: Not more than 2.5 m in height, and those exceeding 1.5 m in height shall be certified by an Authorized Person registered under the BO with a safety certificate submitted to LandsD for record

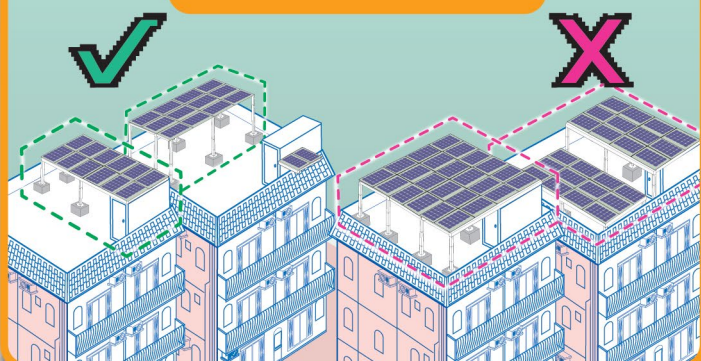
Average imposed load: Not exceed 150 kg/m²

Distance of projection from external walls: Not more than 750 mm from external walls

◆ 常見種類 COMMON ARRANGEMENTS ◆

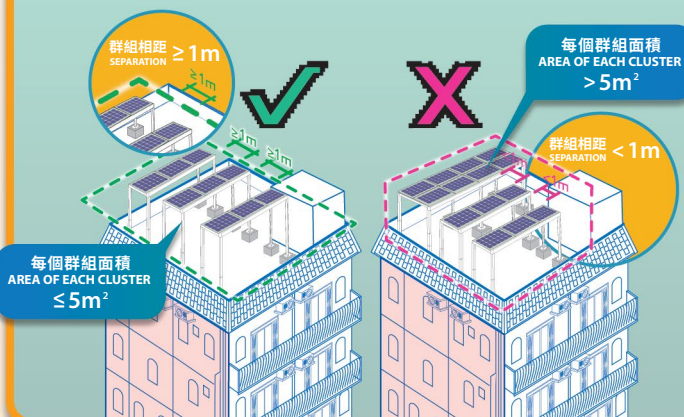
連續覆蓋式 SOLAR PV PANELS ARE POSITIONED SIDE BY SIDE

以連續覆蓋方式安裝
CONTINUOUS SPREAD ARRANGEMENT
覆蓋面積不可多於天台面積一半
COVERAGE SHOULD NOT BE MORE THAN HALF OF THE ROOF AREA



群組式 SOLAR PV PANELS ARE POSITIONED CLUSTER BY CLUSTER

以群組方式安裝
CLUSTERS ARRANGEMENT



更多安裝光伏系統
應做和不應做的事項：
For more DOs and DON'Ts for
the installation of solar PV systems,
please refer to:



標丁理法屋 “BUILD & DING” LEGAL SALON

檢控違例者是屋宇署重要的執法職責。以下為值得注意的檢控案例：

Prosecution of offenders is an integral part of BD's enforcement responsibility. Here is a noteworthy prosecution case:



了解更多此個案
To learn more about
the case

一名業主由於一直不遵從屋宇署根據《建築物條例》(第123章)發出的兩張清拆令，清拆兩幢相鄰四層高的僑建村屋，在粉嶺裁判法院被判處監禁八個月。該判決是迄今在同類案件中最重的刑罰。

A property owner was sentenced to eight months' imprisonment at Fanling Magistrates' Courts for persistent failure to comply with two removal orders issued by BD under the BO (Cap. 123) regarding the removal of two adjoining unauthorised four-storey village houses. This is so far the heaviest sentence imposed among similar cases.

標丁提醒你 “BUILD & DING” REMINDERS

香港因為地理位置容易受熱帶氣旋、暴雨和風暴潮等天氣相關的威脅。每年5月至9月是香港的颱風季節，隨着氣候變化加劇，極端天氣更容易出現，這類威脅或趨頻繁和嚴重。標丁特此籲請各物業管理公司通力合作，格外注意棚架工程的安全。根據經驗，棚架工程如採取下列措施，大部分涉及棚架倒塌的事故應可避免：

Given its geographical location, Hong Kong is susceptible to weather-related threats such as tropical cyclones, rainstorms and storm surges. The typhoon season runs from May to September every year in the city. As climate change worsens, extreme weather events may be more likely to occur and pose more frequent and severe threats. Build and Ding would like to seek cooperation and support from property management companies in paying special attention to the safety of scaffolding works. From past experience, most of the incidents involving the collapse of scaffolding could have been avoided if the following measures had been taken for the scaffolding works:

- 為棚架提供足夠數量和足夠強度的拉索，以縛緊延伸在最頂層位置以上的棚架；
- 不應過份延伸在最頂層位置之上的棚架高度(延伸高度最多為一個樓層)；
- 提供足夠數量的連牆器(或稱“拉掙”)、繫件、頂杆、斜杆、鐵托架(或稱“狗臂架”)，以穩固棚架框架；
- 在當局發出熱帶氣旋警告或強烈季候風信號時和在安全情況下，把棚架上的塑膠帆布拆除及將延伸在最頂層位置之上的棚架高度降至最多半個樓層；以及
- 不可將鬆散物料放置在或靠近任何棚架，或靠近地盤外圍。
- sufficient ties of adequate strength are provided to secure the cantilever portion at the topmost floor;
- the height above the topmost floor should not be over-extended (maximum one floor);
- adequate putlogs, ties, struts, bracing and steel brackets are provided to secure the scaffolding framework;
- plastic sheeting should be removed and the scaffolding above the topmost floor should be lowered to not more than half of the floor height under safe circumstances when a tropical cyclone warning signal or a strong monsoon signal is announced; and
- no loose materials should be placed on/near any scaffolding, or near the periphery of the site.

請敦促正進行外牆維修工程的建築承建商注意棚架安全，並確保所有棚架工程均已採取上述措施。維修工程完成後須盡快拆除有關棚架，任何閒置的棚架亦應盡快拆除。

Building contractors conducting maintenance works on external walls should be impressed upon the importance of the safety of scaffolding, and ensure that the above site measures are taken in all scaffoldings. When the building works are completed, the scaffolding should be dismantled as soon as possible. Any scaffoldings which remain idle should also be promptly removed.

了解更多颱風季節期間
公眾及樓宇安全預防措施：

To learn more about the precautionary measures for
public and building safety during the typhoon season:



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屋宇署網站
Buildings Department Website
www.bd.gov.hk



網上學習中心
E-Learning Centre
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