

標丁學堂 KNOW YOUR BUILDING

上一期《樓宇安全通訊》為大家介紹了業主可如何合法地在新界豁免管制屋宇豎設光伏系統（太陽能系統），其實業主亦可合法地在私人樓宇安裝太陽能系統，今期標丁將為大家詳細講解，更會介紹分間樓宇單位（俗稱“劏房”）的注意事項。

如何在私人樓宇安裝太陽能系統

業主可根據“小型工程監管制度”，在地面或非懸臂式平板／天台上豎設或改動用以支承太陽能系統的構築物。

注意事項：

- 構築物（包括其混凝土基腳）不可高於1.5米；
- 太陽能系統不可伸出樓宇外牆或豎設在懸臂式平板上；
- 太陽能系統不可令樓宇負荷過重；
- 太陽能系統不可阻塞逃生途徑；
- 太陽能系統不可減少或阻塞火警逃生地方；
- 太陽能系統不可阻礙排水渠；
- 太陽能系統不可破壞樓宇防水系統；
- 構築物要安全及穩固，可抵禦上舉力／橫向風力。



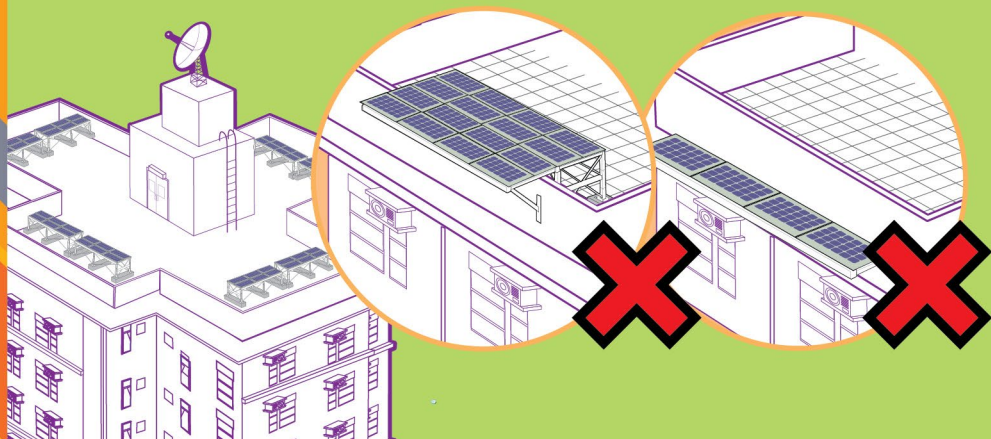
更多在私人樓宇安裝太陽能系統的考慮因素和建議設計詳圖請參閱載於《小型工程監管制度之技術指引》：

For more information on the factors to consider when installing solar PV systems in private buildings and the recommended design details, please refer to the Technical Guidelines on Minor Works Control System:



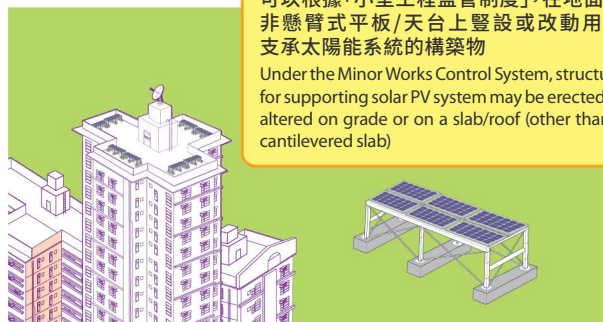
太陽能系統不可伸出樓宇外牆
The solar PV system should not project beyond the external walls of the building

太陽能系統不可豎設在懸臂式平板上
The solar PV system should not be erected on a cantilevered slab



可以根據「小型工程監管制度」，在地面或非懸臂式平板／天台上豎設或改動用以支承太陽能系統的構築物

Under the Minor Works Control System, structure for supporting solar PV system may be erected or altered on grade or on a slab/roof (other than a cantilevered slab)



In the previous issue of the Building Safety Quarterly, we talked about the legal requirements for erection of solar photovoltaic (PV) systems in New Territories Exempted Houses by property owners. Such solar PV systems can also be installed, legally, in private buildings by owners. In this issue, Build and Ding will explain the details of that and discuss the points to note in relation to the subdivision of a flat into the commonly-known “subdivided units”.

Installing Solar PV Systems in Private Buildings

Under the Minor Works Control System (MWCS), owners may erect supporting structures for solar PV systems on the ground or on a slab/roof (other than a cantilevered slab) or alter such erected structures.

Points to Note:

- the height of the structures (including the concrete plinth) should not exceed 1.5 metres;
- the solar PV systems should not project beyond the external walls of the buildings or be erected on cantilevered slabs;
- the solar PV systems should not overload the buildings;
- the solar PV systems should not obstruct the means of escape;
- the solar PV systems should not reduce or obstruct the fire refuge areas;
- the solar PV systems should not block the drains;
- the solar PV systems should not cause damage to the waterproofing systems of the buildings;
- the structures should be safe and secure, and able to resist the uplift force/transverse wind.



分間樓宇單位(俗稱“劏房”)的注意事項

Points to Note about Subdivided Flats

分間樓宇單位在《建築物條例》(《條例》)下並沒有定義。就屋宇署在《條例》下的執法行動而言，分間樓宇單位一般指批准圖則上顯示的個別單位被分間成兩個或以上的獨立小單位。

與分間樓宇單位相關的建築工程，屬於受《條例》規管的建築工程。業主如欲進行樓宇加建或改動工程，應先徵詢建築專業人士的意見，包括工程的可行性、工程是否屬於小型工程或是需要屋宇署事先批准及同意才可展開的工程，以確保工程不會違反《條例》。

Subdivided flats (SDFs) are not defined under the Buildings Ordinance (BO). For the purpose of the Buildings Department's (BD) enforcement actions under the BO, the term generally refers to cases where a unit shown on the approved plan is subdivided into two or more smaller self-contained units.

Building works associated with SDFs are subject to control under the BO. Owners who intend to carry out addition or alteration works to buildings should consult building professionals on feasibility of the works, whether the works are minor works or works that require BD's prior approval and consent, to ensure that the works do not contravene the BO.

工程涉及樓宇的結構

If works involve the structure of a building

業主應按《條例》規定委任認可人士及註冊結構工程師，製備改動及加建工程的圖則，並在獲得屋宇署批准圖則及同意展開工程後，才可以由註冊承建商按照批准圖則進行工程。

owners are required to appoint, under the BO, authorized persons and registered structural engineers to prepare plans for the alteration and addition works. After obtaining approval of plans and consent to the commencement of works from BD, the works can be carried out by registered contractors in accordance with the approved plans.

工程屬於指定小型工程

If works are designated as minor works



可按照“小型工程監管制度”的簡化規定展開有關工程。屋宇署發出的“小型工程監管制度室內裝修／改建及分間樓宇單位”小冊子，已詳細說明分間樓宇單位的相關小型工程項目。

they can be commenced through the simplified requirements under the MWCS. Detailed information on the relevant minor works items associated with SDFs are set out in the pamphlet “Minor Works Control System for interior renovation/alteration and subdivision of a flat” issued by BD.



工程(小型工程除外)在建築物內進行而不涉及樓宇的結構，根據《條例》第41(3)條的規定是屬於豁免審批建築工程

If works (other than minor works) are to be carried out in a building and do not involve the structure of the building, i.e. exempted building works under section 41(3) of the BO

無須事先獲得屋宇署批准及取得展開工程同意書便可以展開，亦無須由訂明註冊承建商進行工程及由訂明建築專業人士監督工程，但工程必須在不違反《條例》下所訂立各規例(規例訂定有關消防安全、結構安全，以及排水工程等方面的建築設計及建造標準)的情況下進行。

they can be carried out without BD's prior approval and consent to the commencement of works, the appointment of prescribed registered contractors or the supervision of prescribed building professionals, provided that the regulations (which specify the building design and construction standards in aspects such as fire safety, structural safety and drainage works) under the BO are not contravened.



常見分間樓宇單位違規建築工程：

Common irregularities of building works associated with SDFs:



1 分間單位阻塞通往出口樓梯的逃生途徑
Subdivision of a flat that obstructs the means of escape leading to the exit staircase



2 豎設非承重牆或鋪設實心地台以加厚樓板，影響樓宇結構安全
Erection of non-load bearing walls or thickening of floor slabs by laying solid screeding that affects the structural safety of a building



3 拆除樓宇單位原有入口的防火門或以耐火效能不足的門代替
Removal or replacement of the fire rated door at the original entrance to a flat by a door with inadequate fire resistance rating



4 在出口樓梯有耐火效能的圍封牆開鑿新門口或通氣口
Formation of new door openings or ventilation openings in the fire resisting enclosure at the exit staircase



5 單位外安裝的門或鐵閘，阻礙逃生途徑
Installation of the door or metal gate at a flat that obstructs the means of escape



6 加設或經改動的排水渠嚴重滲水，影響環境衛生
Addition or alteration of drains that results in serious water seepage and affects environmental hygiene

標丁提提你 “BUILD & DING” REMINDERS

切勿將工業大廈作住用用途

Don't use industrial buildings for domestic purposes

工業大廈（工廈）並非設計作住用用途，而大廈內的單位會進行工業活動或用作貯存危險及／或易燃物品。即使其他單位在住戶搬入時屬空置，或沒有工業活動或貯存危險及易燃物品，有關單位仍可隨時再被用作不適宜與住用用途並存的工業用途，甚或用作貯存危險及易燃物品。故此，將工廈單位作非法住用會對住戶構成嚴重安全風險。為保障公眾安全，政府現正對工廈單位作非法住用嚴厲執法，詳情請參閱屋宇署網址。

Industrial buildings (IBs) are not designed for domestic use and units in IBs may be used for industrial activities or storage of dangerous and/or inflammable goods. Even if all the other units are vacant or not used for industrial activities or storage of dangerous and inflammable goods at the time the occupiers move in, they can still be used for industrial use which is incompatible with domestic use, or used for storing dangerous and inflammable goods at any time. As such, illegal use of IB units as domestic premises will pose a serious safety risk to occupiers. To ensure public safety, the Government is taking stringent enforcement action against illegal domestic premises in IBs. For details, please refer to BD website at www.bd.gov.hk.



工業樓宇的分間單位
Subdivided Flats in Industrial Buildings



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YouTube 頻道



Instagram 專頁



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



網上學習中心
E-Learning Centre
elearning.bd.gov.hk