

分間樓宇單位 (俗稱「劏房」) Subdivided Flats (SDFs)

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，分間樓宇單位一般是指在建築物原先經批准的圖則上顯示的一個樓宇單位，被分間成兩個或以上的獨立房間。

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。業主如欲進行樓宇改動及加建工程，應先徵詢建築專業人士的意見，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 the subdivision of a flat as shown on the original approved plan of a building into two or more individual rooms.

Building works associated with SDFs are subject to control under the BO. Owners who intend to carry out alteration and addition works to buildings should consult building professionals to ensure that the works do not contravene the BO.

常見分間樓宇單位違規建築工程： Common Irregularities of Building Works Associated with SDFs:



- 1 分間單位阻隔通往第二道出口樓梯的逃生途徑
Subdivision of a flat that obstructs the means of escape leading to the secondary exit staircase

豎設用磚建造的非承重牆或鋪設實心地台以加厚樓板，而令樓宇結構負荷超重
Erection of non-load bearing walls or thickening of floor slabs by laying solid screeding that may overload the building structure

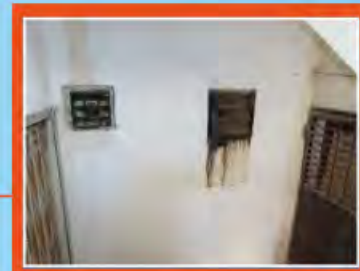


2



- 3 樓宇單位原有入口的防火門被拆除，令各分間單位之間的走廊直接通往出口樓梯/防煙門廊
Exit staircase / smoke lobby is directly accessible from corridor of the subdivided units due to removal of the fire rated door at the original flat entrance

在分間單位與出口樓梯/防煙門廊間的牆壁開鑿通氣口
Ventilation opening is formed on the wall between the subdivided unit and the exit staircase / smoke lobby



4



- 5 單位的出口安裝的門或鐵閘，阻礙逃生途徑
Installation of the door or metal gate at the exit of a flat that obstructs the means of escape

經改動或加設的排水渠出現滲水，導致下層單位的天花板出現混凝土剝落，影響樓宇結構及環境衛生
Alteration or addition of drains that results in water seepage / concrete spalling at the ceiling of the flat below and affects the building structure and environmental hygiene



6

加強對尚未遵辦強制驗樓通知樓宇的 執法和支援

Enhanced Enforcement and Support for Buildings with Outstanding MBIS Notices



因應去年發生多宗大廈外牆石屎或批盪剝落事件，屋宇署已

加強跟進逾期而尚未遵辦強制驗樓通知(驗樓通知)的個案，並向有關業主展開檢控程序。大多數樓宇在遵辦驗樓通知方面已有所進展，可見業主願意承擔保養樓宇的責任，只是過程中或需協助。屋宇署會繼續聯同民政事務總署及市區重建局，協助業主盡早遵辦驗樓通知。In response to several incidents involving fallen concrete or rendering from external walls of buildings in the past year, the Buildings Department (BD) has stepped up follow-up efforts on cases of expired notices under the Mandatory Building Inspection Scheme (MBIS) that have not been complied with, and has instigated prosecutions against the owners concerned. Most buildings have made progress in complying with the MBIS notices, which indicates that owners are willing to assume their responsibility for building maintenance, though assistance may be required during the process. BD will continue to work with the Home Affairs Department and the Urban Renewal Authority to assist owners in their early compliance with MBIS notices.



教學及宣傳短片
Tutorial
and Promotion Video



樓宇復修平台及「招標妥」
Building Rehabilitation Platform
and "Smart Tender"



「大廈管理中央平台」簡介會
Central Platform
on Building Management

物管知識你要識

Unlocking Property Management Knowledge

網上查詢法定命令的遵從記錄

Check Compliance Status of Statutory Orders Online

市民可利用屋宇署網站上的搜尋器，查詢署方根據《建築物條例》(第123章)所發出的法定命令的遵從記錄，包括自2017年*起發出的清拆令、樓宇修葺令、樓宇勘測令及渠務修葺令/勘測令#的遵從記錄。另外，透過搜尋器亦可查詢署方就目標樓宇所發出的強制驗樓或驗窗計劃通知的遵從記錄，及根據《消防安全(工業建築物)條例》(第636章)就目標工業樓宇所發出的消防安全指示/符合消防安全令/禁止令的遵從記錄。

A search engine for checking the compliance status of statutory orders issued under the Buildings Ordinance (Cap.123) by the Buildings Department (BD) is now available on BD's website. You may check the compliance status of Removal Orders, Building Repair Orders, Building Investigation Orders and Drainage Repair/Investigation Orders# which were issued from 2017* onwards. The search engine also supports the checking of the compliance status of Mandatory Building Inspection Scheme/Mandatory Window Inspection Scheme Notices issued to target buildings, and Fire Safety Directions/Fire Safety Compliance Orders/Prohibition Orders issued to target industrial buildings under the Fire Safety (Industrial Buildings) Ordinance (Cap. 636).

*就 2017 年至 2020 年所發出的法定命令，只可搜尋「未獲遵從」的命令資料。

#屋宇署可根據《建築物條例》第 24 條發出清拆令，第 26 條發出樓宇修葺令，第 26A 條發出樓宇勘測令及第 28 條發出渠務修葺令/勘測令。

*For statutory orders issued from 2017 to 2020, users can only search for the information of orders "not yet complied with". #BD would issue Removal Orders under Section 24 of the Buildings Ordinance (BO); Building Repair Orders under Section 26 of the BO; Building Investigation Orders under Section 26A of the BO; and Drainage Repair/Investigation Orders under Section 28 of the BO.

The screenshot shows a search interface with three tabs: '註冊名單' (Registered List), '命令 / 通知 / 指示' (Orders / Notices / Directions), and '合資格人士' (Qualified Persons). The '命令 / 通知 / 指示' tab is selected. Below the tabs, there are input fields for '街道名稱' (Street Name) with the example '如：彌敦道' (e.g.,弥敦道), '街號' (Street Number) with the example '如：1' (e.g., 1), and '命令編號' (Order Number). There is a '更多選項' (More Options) link and a '搜尋' (Search) button.



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