

決心拆散僭建與危險劃清界線



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We Go the Extra Mile

**REMOVE
UNAUTHORIZED
BUILDING WORKS -
IT'S AN ILLEGAL AFFAIR**

投訴熱線 Hotline : 2626 1313

屋宇署清拆僭建物政策

Buildings Department's Enforcement Policy Against Unauthorized Building Works

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港僭建物問題嚴重，屋宇署估計全港約有七十五萬個僭建物。僭建物影響樓宇安全，業主為本身的利益著想，應主動安排清拆樓宇內的僭建物。至於樓宇公用地方的僭建物，大廈內所有業主應齊心合力，將之拆掉。

什麼是僭建物？僭建物は違例建築工程（違建工程）。凡未經建築事務監督事先批准的樓宇改建或改動，如鐵籠、空調機冷卻塔、簷篷、平台構築物、天台搭建物、分間單位、結構改動、渠管接駁等，均屬違建工程。所有違建工程均須拆除。

以屋宇署目前的資源，實難同時處理所有違建工程，故集中處理新建或對生命構成迫切危險的工程。業主有責任確保其物業沒有任何違例建築工程，以免對住客和公眾人士構成危險。

屋宇署集中資源優先清拆下列類別的僭建物：

- a 對生命財產明顯構成威脅或迫切危險的僭建物；
- b 新建的僭建物，不論主體樓宇的落成日期；
- c 位於樓宇內外、平台、天台、天井或後巷而被建築事務監督列為嚴重危害健康或對環境造成滋擾的僭建物(包括違例地盤平整工程)；
- d 個別大型僭建物；
- e 個別樓宇內外滿布的僭建物；
- f 大規模行動或維修計劃所涉及的個別或一組目標樓宇的僭建物；以及
- g 在採用環保設計並獲建築事務監督批准豁免計入建築樓面面積的樓宇部分(例如露台、空中花園或平台花園)的違例改建或違例工程。

屋宇署每年都會進行一連串「大規模清拆行動」，一次過清拆數以百計樓宇的外牆僭建物；這些行動有效地促使更多業主遵從本署的規定。屋宇署會以此模式進行大規模行動，尤其是清拆在樓齡20至40年樓宇外牆的僭建物，以及一些位於樓宇平台及天台、天井或後巷的僭建物。預計在五至七年內可以清拆15萬個至30萬個僭建物。

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he problem of unauthorized building works (UBWs) is serious in Hong Kong. The Buildings Department estimates that there are about 750,000 UBWs in Hong Kong. UBWs affect the safety of buildings. Owners should, in their own interest, take the initiative to organize for the demolition of UBWs in their premises. For UBWs erected in the common areas of a building, the co-owners of the building should co-ordinate for demolishing the UBWs.

What are UBWs? Any additions or alterations to buildings without the prior approval of the Building Authority are regarded as UBWs, such as metal cages, air-conditioning cooling towers, canopies, flat roof structures, rooftop structures, subdivision of flats, structural alterations, drainage connections, etc. All UBWs are liable to be demolished.

In view of the very large number of UBWs in Hong Kong, the Buildings Department takes immediate enforcement action against all new UBWs and UBWs which pose an obvious hazard to life or property. Priority will be given to the removal of the following types of such works :-

- a items constituting obvious or imminent danger to life or property;
- b new items, irrespective of the date of completion of the building where they have been carried out;
- c items in or on buildings, on podiums and rooftops, in yards and lanes (including unauthorized site formation works) constituting a serious hazard or a serious environmental nuisance, as determined by the Building Authority;
- d major individual items;
- e items in or on individual buildings with extensive unauthorized building works;
- f items identified in buildings or groups of buildings targeted for large-scale operations or maintenance programmes; and
- g unauthorized alterations to or works in environmentally friendly features of a building (e.g. balconies, sky or podium gardens) for which exemption from calculation of gross floor area has been granted by the Building Authority.

Every year the Buildings Department launches a series of "blitz" operations to clear at one go all external unauthorized works on hundreds of buildings. This has considerably raised owners' compliance. The Buildings Department will adopt this approach for major clearances, particularly those items on the external walls of buildings 20 to 40 years old and some on podiums and rooftops or in yards and lanes. These operations will remove 150,000 to 300,000 unauthorised building works in five to seven years.