

## 重要資訊：香港屋宇署就分間樓宇單位（稱劏房）或 工廈劏房的規定

分間樓宇單位，俗稱「劏房」，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。

若有關工程質量欠妥，可能會影響樓宇安全及衛生，包括因開鑿額外門口而影響逃生通道、開鑿額外通風洞口而影響耐火結構、排水渠工程欠妥導致滲水、及過度加設間隔牆和加厚地台而令樓宇負荷過重等。

與分間樓宇單位相關的建築工程，屬於受《建築物條例》規管的，並需要在獲得建築事務監督批准及同意下才可展開工程。

有關詳情及如何分辨「劏房」的建築工程是否違反《建築物條例》，可以瀏覽屋宇署的網站：[http://www.bd.gov.hk/chineseT/services/index\\_faqJ.html](http://www.bd.gov.hk/chineseT/services/index_faqJ.html)

另外，近年亦在多層工業樓宇內也發現有「劏房」的情況。工業樓宇並非設計作住用用途，把工業樓宇單位用作住用用途，不論該單位是否屬於分間樓宇單位，均會對住戶構成明顯較高的風險。為了確保公眾，特別是工業樓宇內的分間樓宇單位的住戶的安全，屋宇署是會採取嚴厲的執法行動。

有關工業「劏房」的潛在風險及詳情，可以瀏覽屋宇署的網站：[http://www.bd.gov.hk/chineseT/services/index\\_faqL.html](http://www.bd.gov.hk/chineseT/services/index_faqL.html)

**Important news: Subdivision of a flat (subdivided unit) 分間樓宇單位 (稱劏房) or Subdivided flats in Industrial buildings (工廈劏房)**

Subdivision of a flat into the commonly-known "subdivided units" generally refers to the subdivision of a flat as shown on the original approved plan of a building into two or more individual rooms.

The building safety and environmental hygiene may be adversely affected if these associated building works are not properly carried out, including addition of unauthorized door openings which contravene the regulations on means of escape, additions of openings for ventilation affecting the integrity of fire resisting construction, improper drainage works causing water seepage, and overloading of the building due to addition of non-structural partition walls and thickened floor screeding.

Building works associated with subdivision of a flat are subject to control under the Buildings Ordinance (BO). The works must be carried out after obtaining approval of the plans and consent to the commencement of the works from the Building Authority (BA).

For more details of how the irregularities of building works can be identified associated with subdivision of a flat, please visit the Building Department website: [http://www.bd.gov.hk/english/services/index\\_faqJ.html](http://www.bd.gov.hk/english/services/index_faqJ.html)

On the other hand, “subdivided flats” can also be found in industrial buildings in recent years. As industrial buildings are not designed for domestic use, the use of units in industrial buildings for domestic purpose, whether it is a subdivided flat or not, will obviously pose higher risk to the inhabitants. To ensure safety of the public, in particular those living in the subdivided flats in industrial buildings, rigorous enforcement action has to be taken by the Buildings Department (BD).

For more details of the potential hazards of “subdivided flats” in industrial buildings, please visit the Building Department website: [http://www.bd.gov.hk/english/services/index\\_faqL.html](http://www.bd.gov.hk/english/services/index_faqL.html)