



Requirements on Photovoltaic Systems in New Territories Exempted Houses

Contents

- New Territories Exempted Houses (NTEH)
- Enhanced Enforcement Strategy against Unauthorised Building Works (UBWs) in NTEH
- Green and Amenity Facilities in NTEH
- Requirements for Photovoltaic Systems (PV) Systems that may be installed on the roof or roof of the stairhood in NTEH

New Territories Exempted Houses



General

- **New Territories Exempted Houses (NTEH)** (“新界豁免管制屋宇”) refer to those village houses which are designed and constructed in compliance with the **exemption criteria** in respect of height, storeys, roofed-over areas, etc. as stipulated in the Buildings Ordinance (Application to the New Territories) Ordinance (**B(ATNT)O**) 《建築物條例(新界適用)條例》.
- NTEH within **exemption criteria** are exempted from **certain provisions of the Buildings Ordinance (Cap.123)** and its **subsidiary regulations**.

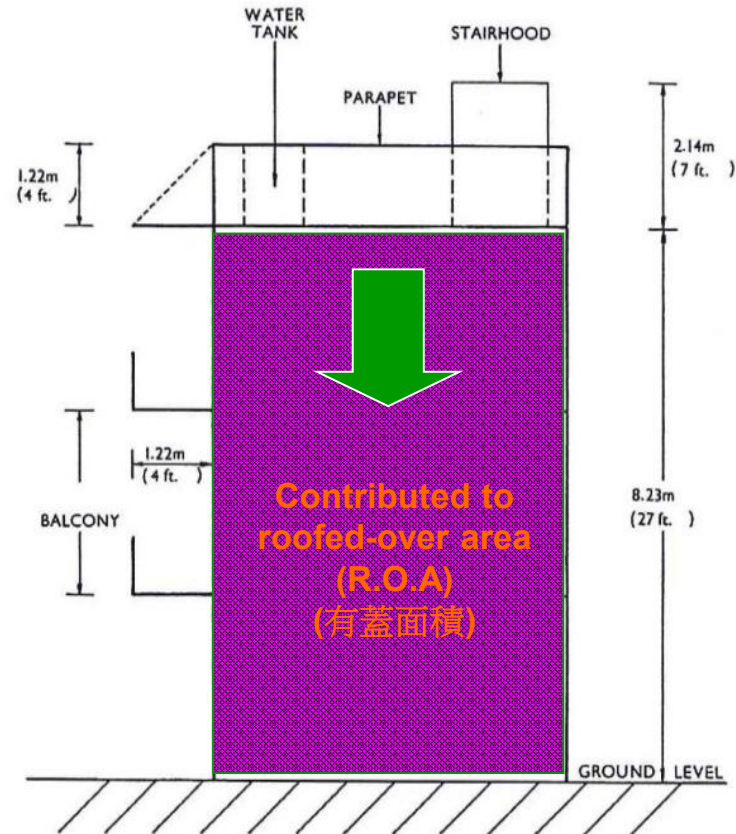


New Territories Exempted Houses



Building Works

- Under the B(ATNT)O (Cap.121), **Certificate of Exemption (CoE)** will be issued when NTEH meeting the following exemption criteria / conditions:-
 - 3 storeys
 - 65.03m² in roofed-over area (R.O.A)
 - 8.23 m in height



**Roofed-over area excludes:-
balcony + canopy
(Provided: <1.22m in projection +
same side)**

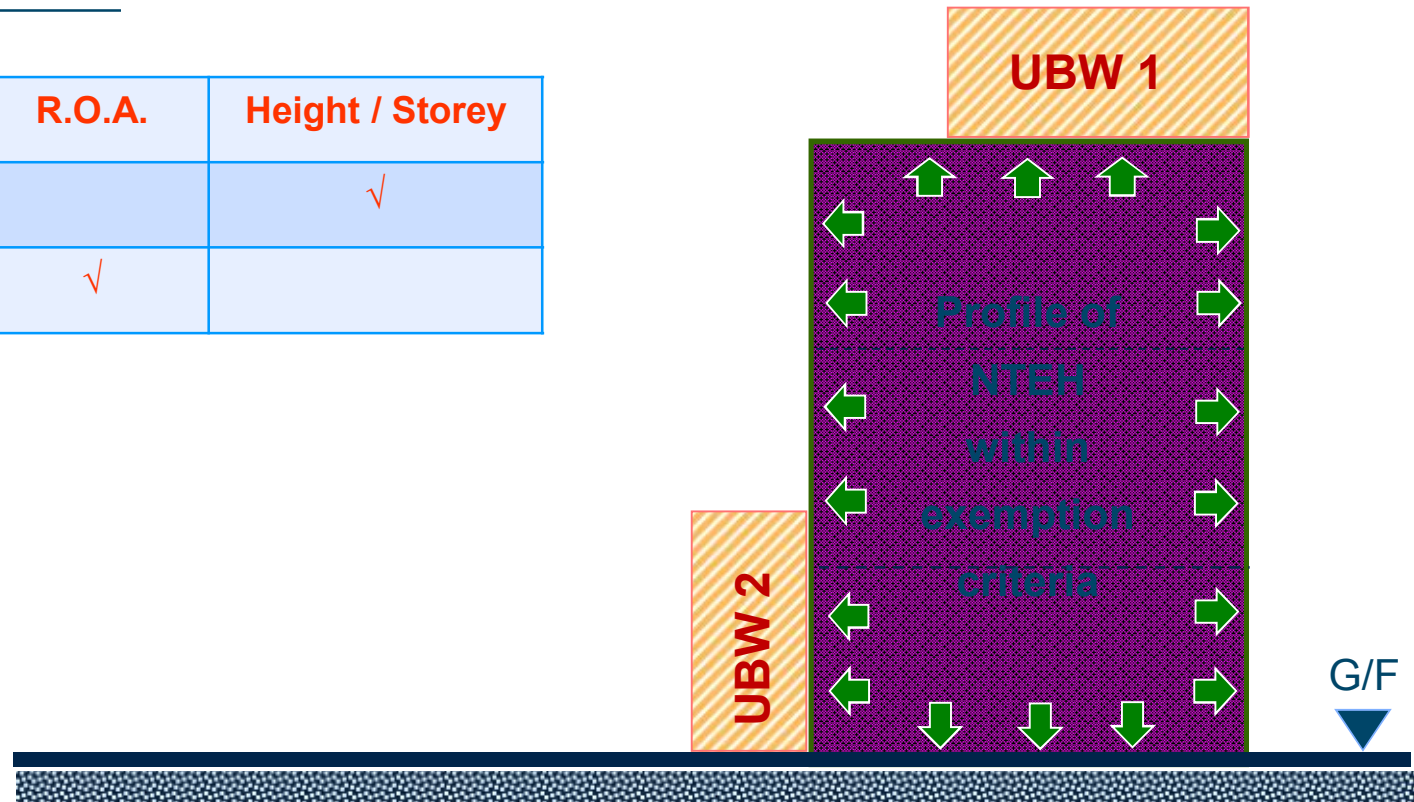
For details, refer to s.2 & Schedule of Buildings Ordinance (Application to the New Territories) Ordinance (Cap.121) and "Buildings New Territories Exempted Houses" published by Lands Department

New Territories Exempted Houses



UBWs in NTEH

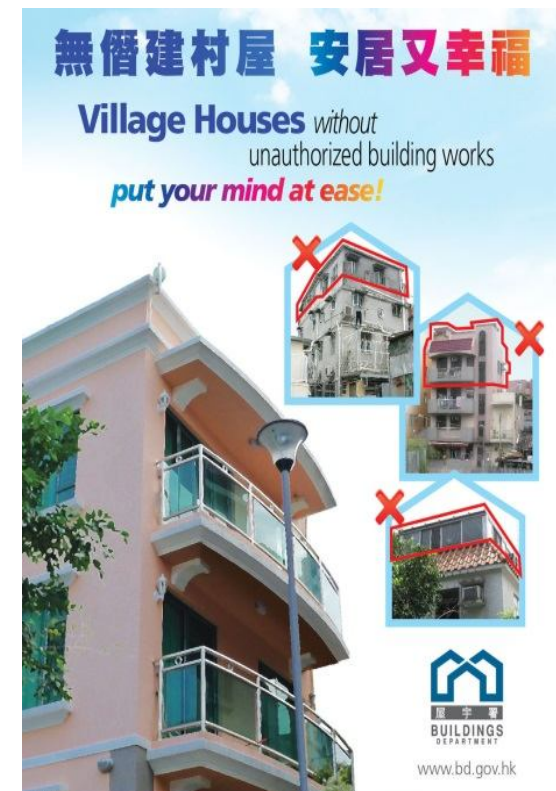
	R.O.A.	Height / Storey
UBW 1		✓
UBW 2	✓	



Enhanced Enforcement Strategy against UBWs in NTEH



- LegCo Paper on 28 June 2011 outlined the **Enhanced Enforcement Strategy against UBWs in NTEH**.
- The strategy is founded on the following 4 key principles:-
 - **safeguarding building and public safety**
(保障建築及公眾安全)
 - **acting in accordance with the law**
(依法辦事)
 - **categorization for control and management**
(分類規管)
 - **prioritisation for progressive enforcement**
(按序處理)



Enhanced Enforcement Strategy against UBWs in NTEH



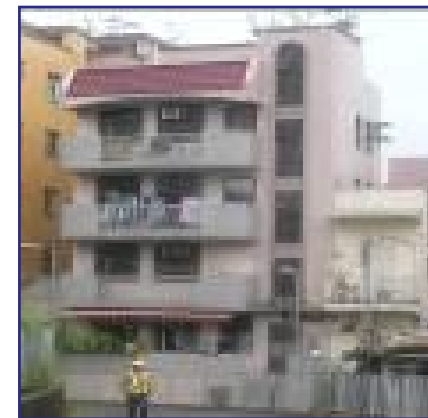
(1) To maintain Existing Practice

- The Buildings Department (BD) will take immediate enforcement action against the following UBWs:-
 - constituting **obvious hazard** or **imminent danger** to life or property
 - under **construction (work-in-progress)** or **newly-erected**



(2) To focus on The First Round Targets

- Enforcement actions against the existing UBWs will be taken in a way of **Large Scale Operation** against the UBWs falling into the First Round Targets which:-
 - constitute **serious** contravention of the law
 - pose **higher** potential risks to building safety



Enhanced Enforcement Strategy against UBWs in NTEH



(3) Launching Reporting Scheme for UBWs (僭建物申報計劃)

- The BD launched a **Reporting Scheme** for the following existing UBWs in NTEH :-
 - constituting **less** serious contravention of the law
 - posing **lower** potential risks to building safety
- Those UBWs **eligible** to join the Reporting Scheme should:-
 - be completed before 28 June 2011
 - **not** be categorized as 1st Round Targets
 - has **no** enforcement action taken by the BD before this date
 - be related to buildings as NTEH
- The Reporting Scheme commenced on 1 April 2012 and **ended on 31 December 2012**.
- Owner is required to arrange the **safety inspection** of the reported UBWs acknowledged by the BD **every 5 years** and submit safety certification to the BD.

**New Territories Exempted Houses
"Reporting Scheme for Unauthorized Building Works"
Reporting Form**

To: Buildings Department
Please put a "✓" in the appropriate box

A. Particulars of applicant

Mr. Ms. Company. Manager

Name/Company name (in full) (Chinese) (English)

HK ID Card No. Business Registration Certificate No. Passport No.

Land Lot

Demarcation District Lot No.

Property Address
Flr / Floor Block / Number Name of Street / Estate / Village Place / District

Correspondence Address Same as above. If different, please provide address:
Flr / Floor Block / Number Name of Street / Estate / Village Place / District

Daytime contact telephone no. Fax Mobile phone

Email

B. Details of existing unauthorized building works (UBWs) in New Territories Exempted Houses
I hereby report the existing UBWs at the above lot with the details given below:

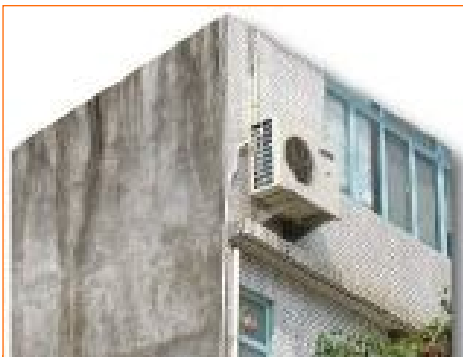
Items	Category and Description of UBWs (Please refer to the Annex for the category no. to be filled in)	Location (e.g. roof, void, etc. in house)	Quantity	Dimensions of UBWs (L x W x H)	Plans and photos enclosed (Please fill in the numbers in respect)	Date of erection
1	2	Roof	1	2m x 6m	ATTACHED	10.6.2003
2	3	Roof	1	2m x 3m	ATTACHED	15.7.2006
3	4	Ground	2	2m x 3m 4m x 5m	ATTACHED	10.10.2009
4						
5						

Green and Amenity Facilities in NTEH



- Some specified **Green and Amenity Facilities** can be allowed to stay or install any time **without** the need to seek permission from Lands Department or Buildings Department.

Examples include:-



Metal supporting rack for A/C unit with projection <750mm



Canopy with projection <750mm



Small size antenna, television dish antenna

Requirements for PV Systems that may be installed on the roof or roof of the stairhood in NTEH



The Chief Executive's 2018 Policy Address



Requirements for PV Systems that may be installed on the roof or roof of the stairhood in NTEH

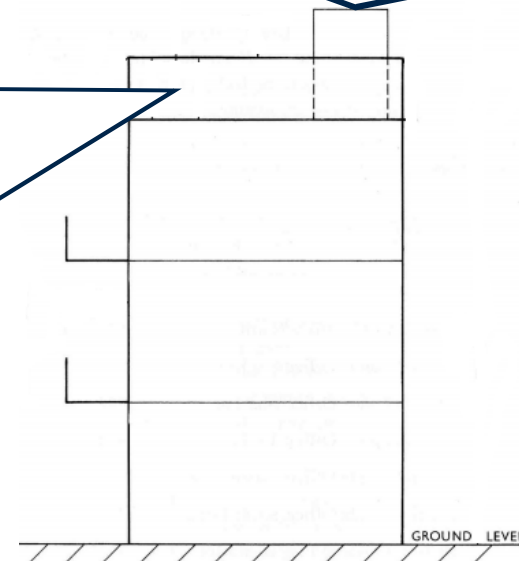


System on roof

- The system including its supporting structure **should not be higher than 2.5m** measured from the roof level.
- The average loading imposed **should not exceed 150kg/m²**.
- It **should not project more than 750mm from the external wall**.
- For system arranged **in the form of continuous spread covering**, its coverage (only the coverage area within the building is accounted) **should not be more than half of the roofed-over area of the NTEH**.
- For system arranged **in clusters**, each cluster should have **coverage of not more than 5m²** (only the coverage area within the building is accounted) and **should be separated from each other by not less than 1m**.

System on roof of stairhood

- The system including its supporting structure **should not be higher than 1.5m** measured from the level of the roof of the stairhood.
- The average loading imposed **should not exceed 75kg/m²**.
- It **should not project more than 750mm from the edge of the roof**.



Requirements for PV Systems that may be installed on the roof or roof of the stairhood in NTEH



Common Requirements

- The roof on which the system would be installed should be **cleared of all UBWs including those acknowledged by BD under the Reporting Scheme for UBWs in NTEH**
- The space underneath the system **should not be enclosed[^]**.
- The system should be properly installed and **should not adversely affect the structural safety of the building.**
- For system exceeding 1.5m high measured from the roof level, it should be **certified by an Authorized Person** registered under the Buildings Ordinance for **submission of a safety certificate⁺ to Lands Department for record.**
- Such facilities **should not be installed on the canopy.**

Form C/PVS

Form C/PVS

To: District Lands Officer/_____, Lands Department

**Safety Certificate of Photovoltaic System installed
on Roof /Roof of Stairhood of New Territories Exempted House**

Address and Lot No. of New Territories Exempted House (NTEH):

I, _____ (name in Chinese and English), am an Authorized Person registered under the Buildings Ordinance (Cap. 123) appointed by the owner of above NTEH for the safety certificate of the Photovoltaic (PV) System installed in the above property.

I hereby declare that I have conducted an inspection of the NTEH and the PV system on _____ (date[^]), and certify that the PV system including its supporting structure has been properly installed and fixed to the parent building; is structurally safe; and has not adversely affected the structural safety of the parent building.

In support of this certification, I submit the record photos taken by me on _____ (date[^]) about the current condition of the above PV system and the NTEH.

I understand that if I provide false information, I may render myself liable to prosecution by the Government of the Hong Kong Special Administrative Region. I confirm that the above information is true and correct and understand that all matters and information covered by this certification may be subject to further examination, auditing and verification by the Government. If I provide information that is false or misleading in a material particular or furnish the Government with information knowing that it is false or misleading in a material particular in this certification, I shall render myself liable to disciplinary action under section 7 of the Buildings Ordinance (Cap. 123) and/ or other legal penalties.

Date

Signature[#] and full name[#] of Authorized Person

Certificate of registration no.⁺: _____ Date of expiry of registration⁺: _____

Correspondence address: _____

Telephone no.: _____ Fax no.: _____

E-mail address: _____

[^] All dates of inspection should be provided
[#] In accordance with the registration record under the Buildings Ordinance
(10/2018 revised)

[^] If the space is enclosed, BD will take enforcement action under the Buildings Ordinance.

⁺ The safety certificate (Form C/PVS) is available at Lands Department and all N.T. District Lands Offices. It can also be downloaded from Lands Department's website (<http://www.landsd.gov.hk/>).

Requirements for PV Systems that may be installed on the roof or roof of the stairhood in NTEH



Lands Department
The Government of the Hong Kong Special Administrative Region

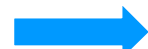
GovHK 香港政府一站通 繁體版 简体版 SEARCH Enter keyword(s) SITE MAP

Public Forms

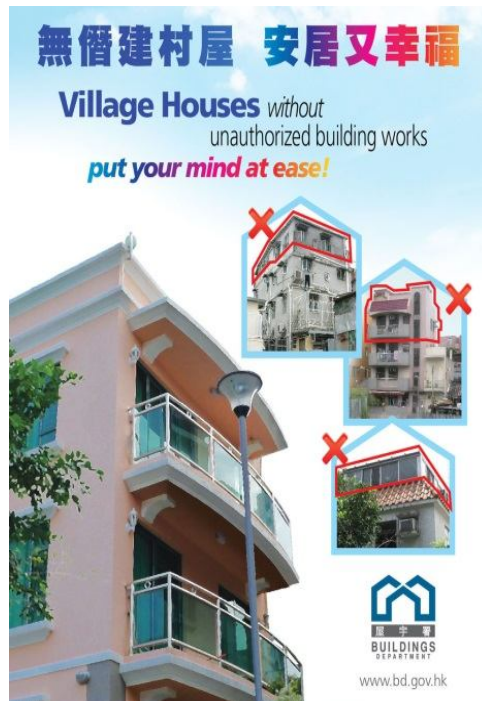
Form	Form Title	Details	Download
LACO 01	Application Form for Apportionment of Government Rent/Premium of Premises	?	
LND 455	Direct Debit Authorization for Payment of Government Rent	?	
N/A	Application form for temporary occupation of Government land for setting up street counters to hold non-profit making and non-fund raising activities	?	
C/PVS	Safety Certificate for Photovoltaic System installed on Roof/ Roof of Stairhood of New Territories Exempted House	?	

Get ADOBE® READER® To view or print the above form (PDF format), you need to use Adobe Acrobat Reader software.

Form C/PVS



+ The safety certificate (Form C/PVS) is available at Lands Department and all N.T. District Lands Offices. It can also be downloaded from Lands Department's website (<http://www.landsd.gov.hk/>).



“Village Houses without unauthorised building works put your mind at ease”

<http://www.bd.gov.hk/>



“Building New Territories Exempted Houses”

<http://www.landsd.gov.hk/>

Thank You

多謝