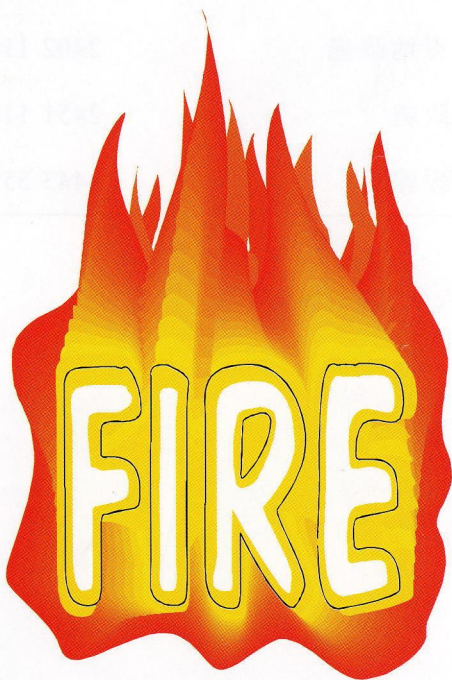


New Territories Exempted Houses

A Guide to Fire Safety Requirements



Lands Department

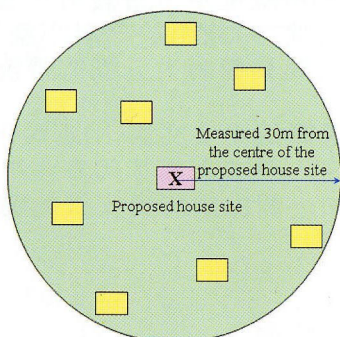
1. Objectives of an Emergency Vehicular Access (EVA)

The provision of EVA is to ensure that in case of emergency, emergency vehicles including fire engines and ambulances have ready access to the village houses. This is essential for the protection of life and property.

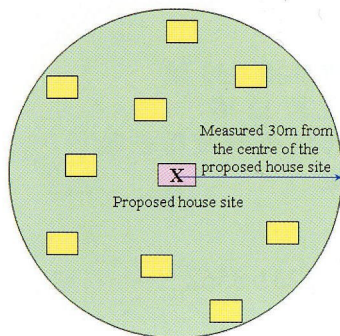
2. Applicability of the EVA Requirements

A cluster of houses is defined as the houses within a circle with a radius of 30 metres measured from the centre of the proposed house site.

- (a) If the proposed house site is situated within a cluster of NINE houses¹ or less (including the proposed house site), the provision of EVA is not required.



- (b) If the proposed house site is situated within a cluster of TEN houses¹ or more (including the proposed house site), the provision of EVA will be required.



[¹ Only existing houses, proposed house sites under processing and approved house sites within a cluster will be counted. Temporary and non-domestic structures will be excluded. If more than 50% of a house is within the circle, the house is considered within the cluster.]

3. The Main EVA Requirements

Applications for New Territories Exempted Houses (NTEH) under scenario 2(b) will need to fulfill the following EVA requirements:-

- (a) there should be a vehicular access to allow emergency vehicles to reach within 30 metres from the NTEH;
- (b) such access, serving as an EVA, should be not less than 4.5 metres in width, or of a lesser width acceptable to Fire Services Department (FSD), with a headroom clearance of 4.5 metres and be capable of withstanding the loading of 16 tonne fire appliances; or headroom clearance and loading acceptable to FSD through a trial run; and
- (c) a standard pedestal type fire hydrant should be made available within 100 metres of the proposed house site.

4. Site Constraints in the Villages

If there are practical constraints rendering the provision of EVA impracticable, for instance if the village:

- (a) has no vehicular access because of topographical or land ownership constraints, and there is no prospect of having any kind of access; or
- (b) only has a sub-standard vehicular access and its improvement is hindered by site constraints,

the applicant should, having regard to the limitations of his proposed house site, apply to the District Lands Office to implement one of the fire safety alternatives below.

5. Fire Safety Alternatives

If the District Lands Office is satisfied that the provision of EVA is impracticable, the applicant should implement one of the following fire safety alternatives:-

- (i) automatic sprinkler system; or
- (ii) fire detection system and hose reel system – applicable if there is no fire separation between floors of the three-storey Small House; or
- (iii) fire detection system and fire extinguisher on each floor of the Small House – applicable if there is fire separation between floors of the three-storey Small House.

If the applicant opts for the fire safety alternative (ii) or (iii) above, he or his representative is required to attend a fire safety training course arranged by FSD before applying for Certificate of Compliance.

6. Enquiries

Enquiries on this pamphlet should be addressed to:

Village Improvement and Lease Enforcement/
Land Control Section,
Lands Department
22/F, North Point Government Offices,
333 Java Road, North Point,
Hong Kong

Telephone Enquiries: 2231 3562

For general enquiries, please call

District Lands Office/Islands	2852 4265
District Lands Office/North	2675 1809
District Lands Office/Sai Kung	2791 7019
District Lands Office/Shah Tin	2158 4700
District Lands Office/Tai Po	2654 1263
District Lands Office/Tsuen Wan & Kwai Tsing	2402 1164
District Lands Office/Tuen Mun	2451 1176
District Lands Office/Yuen Long	2443 3573

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