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 houses or less (including the proposed house site), the provision of EVA is not required.

   ![Diagram of Cluster with Nine Houses](image1)

   Measured 30m from the centre of the proposed house site

   Proposed house site

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

   ![Diagram of Cluster with Ten Houses](image2)

   Measured 30m from the centre of the proposed house site

   Proposed house site
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

<table>
<thead>
<tr>
<th>District Lands Office</th>
<th>Phone Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>District Lands Office/Islands</td>
<td>2852 4265</td>
</tr>
<tr>
<td>District Lands Office/North</td>
<td>2675 1809</td>
</tr>
<tr>
<td>District Lands Office/Sai Kung</td>
<td>2791 7019</td>
</tr>
<tr>
<td>District Lands Office/Shan Tin</td>
<td>2158 4700</td>
</tr>
<tr>
<td>District Lands Office/Tai Po</td>
<td>2654 1263</td>
</tr>
<tr>
<td>District Lands Office/Tsuen Wan &amp; Kwai Tsing</td>
<td>2402 1164</td>
</tr>
<tr>
<td>District Lands Office/Tuen Mun</td>
<td>2451 1176</td>
</tr>
<tr>
<td>District Lands Office/Yuen Long</td>
<td>2443 3573</td>
</tr>
</tbody>
</table>

June 2006 (Revised edition)