

# SURVEYING

測量師導報 VOLUME 6 ISSUE 2, MARCH 1997

## 清理新界環境黑點

(由清理環境專責組政府地政監督祁輝誠先生擬寫)

問一 在這次清理行動中，清理環境專責組的確實工作是甚麼？

答一 地政總署屬下的清理環境專責組(下稱「專責組」)是總督在1993年的施政報告宣布成立的，在該次施政報告中，總督指出新界有不少露天存貨用途無規劃及任意發展，所引致的問題及對環境造成的破壞引起社會的關注。專責組成立的目的是處理「現有用途」，即根據《1991年城市規劃(修訂)條例》制訂的規劃圖則公布之前已經存在的用途。專責組在1994年8月開始運作。

問二 為何實施《1991年城市規劃(修訂)條例》？

答二 基於80年代初期「Melhado個案」的結果。政府無法再管制新界受集體官契涵蓋的土地的土地用途。法庭認為這些官契的附表所列載的用途是「描述性」而非「規範性」的，集體官契契諾第一條便因此無法再

執行。適逢當時香港經濟起飛，有為數不少的露天存貨用途開始在以前是農業用地的土地上營運。最大的衝擊當然是來自與貨櫃有關的行業。政府實施《城市規劃(修訂)條例》是防止這些用途擴展的第一步，亦打算

藉此凍結這類活動。任何在根據條例制訂的圖則公布後才開始

營運的作業屬於「違例發展」，而規劃署屬下的中央執行管制及檢控組可能會加以檢控並採取修復行動。中央執行管制及檢控組在1994年7月開始運作。

問三 專責組採取甚麼措施解決問題？

答三 專責組逐區集中處理清理環境的工作。它選擇以八鄉石崗谷內的粉錦公路、錦田公路及錦上路兩旁的50

米範圍作為首個試驗行動區，原因是該區是純粹露天存貨密集的地區。專責組共發現約450間位於私人土地上的獨立經營機構，涉及面積超過65公頃。下一步，專責組便與中央執行管制及檢控組聯絡，確定哪些是現有用途，哪些是違例發展。同時，專責組亦清理被非法佔用的政府土地，甚至在有需要時加以美化，涉及的場地約有233個，面積合共5.86公頃。專責組正與位於私人土地上的經營機構的經營人士／有關地段的業權人磋商，希望在施行原址環境改善工程方面，得到他們的合作，從而減小經營機構







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Surveying encourages article queries and submissions. Article submissions should include both hard (printed) copy and a diskette in Word format. Contributions should reach the editor Mr. S W Fong at the Joint office of the Institutes one month before the publication date.

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## IMPORTANT NOTICE

### Overdue subscription fees - HKIS and RICS (Hong Kong Branch)

Corporate members whose subscriptions are in arrears are reminded to settle their fees by 15th April 1997, in order to avoid having their names being published in the Newsletter.

RICS Probationers who fail to pay the branch subscription (\$213 for 1996) may result in having their APCs terminated.

Any queries, please contact Connie Chiu or Sally Leung on 2526 3679.

營運所造成的影響。這些工程是按照需要而定的，包括改善圍欄、為搭建物上漆、改善經營機構內的通道及汽車通道地方、鋪築工程和渠務工程。所有工程的費用皆按照「污染者自付」的原則，由經營人士／有關地段的業權人負擔。直至現時為止，經營人士／有關地段的業權人都非常合作，有52個場地已完成原址環境改善工程，涉及的面積為6.95公頃。

**問四** 假如現有用途是官契所容許的，又獲得法例容忍，專責組又如何游說業權人／經營人士合作？

**答四** 集體官契契諾第二條禁止豎建未經許可的搭建物，這條契諾仍然有效。由於許多經營機構都建有這類搭建物，因此批約條款行動可以執行。但是，許多經營機構即使沒有這些搭建物，仍能繼續營運。因此，我們採取的策略是把這些經營機構納入規範，首先嘗試取得他們合作。試驗行動區的概念便是測試這個策略的效果。我們亦有仔細考慮其他方法，例如有償自願交出土地、提升分區用途及立例。

**問五** 新界廣泛的地區受到這個問題困擾，專責組還在哪些地區展開工作？

**答五** 由於與貨櫃有關的行業引致明顯的問題，因此專責組在流浮山附近的廈村貨櫃行動區展開工作。根據調查結果，有80公頃以上的土地被與

貨櫃有關的行業佔用，當中有13間佔地幾近35公頃的經營機構屬現有用途。專責組正密切聯絡香港貨櫃儲存及維修商會，以期了解該行業的問題並謀求方法，以解決部分由經營機構營運所造成的問題。最終，自願性質的作業守則得以推行，堆場的經營人士非常合作，他們已盡量在堆場推行守則。擬訂作業守則的目的是改善場內的通道地方及停泊汽車等問題，以免引致區內道路出現擠塞。其他措施如鋪築場地、渠務工程、把貨櫃箱的堆放高度降至8個標準箱、把貨櫃箱移入場內、圍欄及美化環境工程也會推行。

**問六** 專責組未來有甚麼計劃？

**答六** 一項涵蓋新界北及西北11個露天存貨區及7個貨櫃行動區的十年向前推展計劃已經擬備好。按照計劃，專責組會同時處理2個露天存貨區及1個貨櫃行動區。專責組剛剛在第二個露天存貨行動區展開工作，該行動區名為北區（東）行動區，範圍包括龍躍頭以北的一段沙頭角公路、坪輦路及流水響道兩旁70米的土地。

**問七** 市民如何取得進一步的資料或向專責組提出意見？

**答七** 專責組樂意提供進一步資料並聽取意見及提議。查詢請電 2675 3600 或致函清理環境專責組（地址：新界上水龍琛路39號上水廣場16字樓。）

(See page 3 for English version.)



## THE CLEANING UP OF THE NEW TERRITORIES

By Mr Allan Hay, FRICS, ASVA, Government Land Agent/  
Task Force (Black Spots)

Q1 What exactly is the Task Force dealing with in this cleaning-up exercise?

A1 The Task Force (Black Spots) (TFB) in the Lands Department was set up as a result of the Governor's 1993 Policy Address which inter alia stated the community's concerns on the problems and degradation caused by the unplanned, haphazard proliferation of open storage usages in the New Territories. The TFB was set up to deal with "existing uses" i.e. uses which existed prior to the relevant plans referred to in the Town Plan (Amendment) Ordinance 1991. The TFB became operational in August 1994.

Q2 Why was the Town Planning (Amendment) Ordinance 1991 enacted?

A2 As the result of "the Melhado case" in the early 1980s, the Government lost the ability to control land use in those areas of the New Territories covered by Block Crown Leases (BCL). The uses listed in the schedules to these leases were regarded by the Court as "descriptive" not "prescriptive". The First Covenant of BCL could not therefore be enforced. This loss of control also coincided with the growth in the economy of Hong Kong and considerable numbers of open storage uses commenced operation on what was formally agricultural land. The biggest impact was of course the container related industries. The enactment of the Town Planning (Amendment) Ordinance was the first step to prevent this proliferation and was intended to freeze all such activity. Any new operation which commences after the gazetting of the relevant plans in the Ordinance is known as an "unauthorised development" and is liable to prosecution and reinstatement action by the Central Enforcement and Prosecution Section (CEPS) of Planning Department which became operational in July 1994.

Q3 What is the TFB's approach to the problem?

A3 The TFB works on an intensive action area

basis. It chose the Pat Heung Pilot Action Area (PHPAA) which covers 50 metre wide strips of land either side of Fan Kam, Kam Tin and Kam Sheung Roads in the Shek Kong Valley because of the intensity of pure open storage uses within that area. The TFB identified some 450 separate undertakings on private land comprising over 65 hectares of land. Its next step was to liaise with CEPS to identify what was an existing use and what was an unauthorised development. In parallel, the TFB also cleared all illegally occupied government land comprising some 233 sites totalling 5.86 hectares and landscaped it as necessary. Within the undertakings on private land, the TFB is now working with the owners/operators to enlist their co-operation in the carrying out of in-situ environmental improvement works to mitigate the impact caused by the operations within the undertakings. These works involve improvements to fencing, painting of structures, improvements to access and vehicle circulation within the undertaking and site paving and drainage works where necessary. The cost of all such works is borne by the owner/operator in accordance with "the polluter pays" principle. So far co-operation has been very good and 52 sites comprising 6.95 hectares have completed these IEIW works.

Q4 If the existing uses are permissible under the lease and tolerated under the law, how does the TFB persuade the owners/operators to co-operate?

A4 The Second Covenant of the BCL restricting the erection of unauthorised non-agricultural structures is still intact and as many of the undertakings have such structures, lease enforcement action could be taken. However, many of the undertakings could also operate without such structures, hence the approach is one of regularisation first to try and bring about co-operation. The whole idea of a pilot action area was to test this approach. Other methods such as voluntary surrender, upzoning and legislation may well have to be considered.

Q5 The problem is widespread in the New Territories. Where else has the TFB been

working?

A5 In view of the obvious problems caused by the container related industries, the TFB commenced work in the Ha Tsuen Container Action Area near Lau Fau Shan. It identified over 80 hectares of land occupied by container related industries of which some 13 undertakings comprising almost 35 hectares were existing uses. The TFB liaised closely with the Container Depot and Repairers Association in order to understand the problems of the trade and to work out solutions in order to remedy some of the problems caused by the operations. Eventually a voluntary Code of Practice (COP) was introduced and the co-operation has also been very good in that all the depot operators have now implemented it as much as is possible on their own particular site. The COP was designed to improve aspects such as circulation within the site and parking of vehicles in order not to cause congestion on the local roads. Also measures such as site paving and drainage works, reduction in stacking height to a maximum of 8, setting back of containers, fencing and landscaping were also introduced.

Q6 What is the TFB's programme for the future?

A6 A ten-year rolling programme which covers 11 open storage action areas and 7 container action areas throughout the North and Northwestern New Territories has been prepared. It is intended to tackle 2 open storage areas concurrently with 1 container action area. The TFB has just commenced work on a second open storage action area known as the North District East Action Area involving 70 metre wide strips of land either side of Sha Tau Kok north of Lung Yeuk Tau, Ping Che and Lau Shui Heung Roads.

Q7 How can people obtain further information or give suggestions to the TFB?

A7 Further information can be supplied and comments and suggestions are most welcome. Please give TFB a call at 2675 3600 or write to Task Force (Black Spots), Level 16, Landmark North, 39 Lung Sum Avenue, Sheung Shui, New Territories.





# QUANTITY SURVEYING



## NEWS FROM QUANTITY SURVEYING DIVISION

By Tommy YIM, Chairman

This time, I concentrate on three issues which may be of interest to members.

### 1. Concern by a member on charges for CPD events

A QSD member called the Joint Office in January and expressed concern on the high charge of a CPD event on the visit to the new airport site at Chek Lap Kok (CLK) held on 22nd

February. He understood that the visit was hosted by the Airport Authority (AA) and that AA did not charge HKIS for the visit. As no transport facilities etc were to be provided by the Divisional Councils, he could not understand why participating members had to pay \$130 each.

We called the member and explained that it was not the policy of the Divisional Councils to assess the cost of each CPD event and set a charge accordingly, due to resources reasons. A standard rate is set for all CPD events though in exceptional cases, a higher rate may be charged (eg site visit - where a coach was required but the total number of participants was limited to a small figure). We aimed at 20 participants for

the CLK visit and with \$130 each, we should have \$2,600 income. However, after paying the cost of the souvenir (presented to AA) and the administrative cost for the Joint Office (postage etc), not a big sum was left. It is true that we have a surplus in most of the CPD events. However, there are occasions where we do not charge at all : the APC discussion forum to be held on 24th March with a venue capacity to accommodate 350, is an example.

The Councils are very pleased that there is feedback to what they do, and want to take this opportunity to THANK this member for his concern. He not only cares about how members' assets are used by the Councils, he also cares about the image of the QS Division, his Division.

### 2. APC

We have a slightly better passing rate (overall 21.6%) for the APC 96. Below are some statistics for your reference.

**APC 96 - Passing Rate by Paper Option of the Practice Problem**

Option	Total No. of Candidates	Candidates Passed	
	(No.)	(No.)	(%)
Building	335	74	22.1
Civil Engineering	22	3	13.6
	357	77	

Overall passing rate : 21.6% (77/357)  
(Note: overall passing rate of APC 95 was 17.6%)

**(b) APC 96 - Passing Rate by No. of Attempts on Practice Problem**

No. of Attempts	Total No. of Candidates	% Passed
	(No.)	(%)
1st	116	5.6
2nd	94	5.3
3rd	70	6.0
4th	36	2.5
5th	23	1.4
6th	13	0.8
7th	3	0.0
8th	1	0.0
9th	1	0.0
	357	21.6

Communication is considered essential by the Councils, hence a discussion forum has been scheduled to be held on 24th March to

**(c) APC 96-Passing Rate by Local/Overseas**

Universities	Total No. of Candidates	% Passed
	(No.)	(%)
HK City U	2	0.0
HK Poly U	90	28.8
HKU	17	53.0
Through CEM Distance Learning	134	18.6
Other overseas Universities (mainly UK and Australia)	114	14.8
	357	

let candidates give their opinions to the Councils on the 1996 APC. We believe this will help both sides in future APCs.

### 3. Visits to Local Universities

Representatives of the Councils visited the Hong Kong Polytechnic University on 25th February to meet the surveying undergraduates. The visit was a regular annual function organised by the

JO, with the objective of helping the students to better understand the profession and the Institute. We informed the students what a QS did, the route to get qualified etc. The visit lasted for 3 hours with almost 80% of the time spent on

answering questions from the students. Similar visits will be made to the University of Hong Kong and City University of Hong Kong in March.



# JUNIOR ORGANISATION

## NEWS FROM THE JUNIOR ORGANISATION

*By Kempis C.M. LAM, Chairman*

In the past two months, JO Committee have worked very hard in organising two major events, namely the 7th Education & Careers Expo and the annual visit to surveying students. Please read the short summary written by our Vice-Chairman, of our involvement in the Expo. If you had visited the HKIS booth during the exhibition period, 20th to 23rd February 1997, I am sure you would have appreciated the amount of effort the Organising Committee had spent on this event. However, the Organising Committee will be happy to listen any comments or suggestions that you may have in order to make future exhibitions more successful.

As clearly stated in the JO Constitution, JO is to serve as a link between the students and the Institute. In this context, "students" refer to students who are taking the relevant surveying courses in the universities and colleges. To meet

this very objective, JO has organised, with the support of all divisional councils, an annual visit to the students of the three local universities. On the evening of 25th February 1997, 21 members including Mr. Barnabas CHUNG, Mr. Stephen YIP, Mr. Tommy YIM, Miss Yvonne CHEU and myself representing four divisional councils and JO had visited the Hong Kong Polytechnic University and talked to over 200 surveying students therein about the careers of the surveying profession. At that visit, Mr. David CHAN, the Chairman of Membership Subcommittee, had also briefed the students on the APC/TPC arrangement in the next three years upon the dissolution of RICS(HK Branch). Similar visits to the City University of Hong Kong and the University of Hong Kong will be arranged in mid March. Details of these visits will be reported in the next issue of Surveying.

Turning to CPD Events, which most members are concerned with, I am pleased to inform you that JO will organise two seminars on Information Technology in the surveying field

in March and April. Please check your mail box for the application form for these CPD Events. Regarding the video on-loan services, it is with regret that the quality of video recording is not satisfactory. However, we are exploring other means to improve the quality and hope to revert to you with good news.

Hopefully, the first issue of JO Bulletin, the Chinese name of which is not yet determined, will be out in March / April. This biannual publication will include information which is useful and interesting for young surveyors and students. The focus for the first issue will be on the review of APC results in the preceding three years and a questionnaire will be attached thereto collecting the candidates' opinion on the present APC format. The opinions collected will be analyzed and reported to the divisional councils for information and consideration. Members wishing to contribute an article in the JO Bulletin, in Chinese or English, and not exceeding two hundred words in length, may contact Mr. Donald CHAN on 2625 3183.

## 7th EDUCATION & CAREERS EXPO

*By Andy Wong, Vice Chairman*

The 7th Education & Careers Expo, which is an annual event jointly organised by the Labour Department and the Hong Kong Trade Development Council, was held from 20th to 23rd February 1997 at the Hong Kong Convention and Exhibition Centre. The Hong Kong Institute of Surveyors was one of the exhibitors and an organising committee was formed under the Junior Organisation taking up the design and management of the display booth for this event as in the past few years. Although it was a hard task for the Organising Committee, we had received a great number of enquiries from



visitors during the exhibition. Overall the outcome of the exhibition was excellent and successful.

The design of our booth this year was a brand-new one comprising a creative idea, like the free standing circular column showing the Chinese and English name text of "Professional Surveyor" as well as informative installation like the lighting box indicating the various routes for a Form 5 graduate to become a Professional Surveyor. Two gifts, a A4 Size plastic folder and a tiny magnetic plate both bearing the name and logo

of HKIS, were distributed to students and working youths visiting our booth. We had also received financial contribution, a total amount of \$30,000, from 14 surveying firms for this event.

We were pleased to have some senior members from different divisions participating in the event. They shared their valuable professional







# JUNIOR ORGANISATION

experiences to us and also helped to promote our profession to the visitors by explaining to them the latest developments and working opportunities of Surveying in Hong Kong.



A careers seminar - "The Surveying Profession" had been arranged during the exhibition period to introduce the job nature of Surveyors to the general public. The audiences were very interested in our profession and asked a lot of questions like the career prospects and employment opportunities, etc. The positive response from the audiences was beyond our expectation.

Finally, I would like to express my thanks to the members of the Organising Committee for their contribution to this event. Their effort was the most important factor in achieving such a successful exhibition.

## Dragon Boat Paddlers WANTED

Would you like to join our JO team in competing with other professional bodies at the HK Dragon Boat Festival, Professional Race 1997 to be held on 14th and 15th June 1997 (Saturday & Sunday) at Shing Mun River, Shatin?

We are looking for members (including student members) **of all ages**. 7 to 8 practical sessions including training will be provided from 15th March 1997 onwards.

Please call Mr. Terry TANG on 2880 7473 or Mr. Horace LAM on 2703 3260 to apply.



Applications are invited for the following posts

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Candidates should be post-secondary graduates or equivalent with at least 4 years Q.S. working experience preferably gained in large development companies with PRC exposure. They should be able to work under pressure and communicate effectively and fluently in English, Chinese and Putonghua. Candidates with less experience will be considered for the posts of Assistant Quantity Surveyors.

Please apply with resume, stating contact telephone number, date available and present and expected salaries to GPO Box 760, Hong Kong (please quote "Ref.: PER" on envelope).

(Candidates not being invited for interview within one month may consider their applications unsuccessful.)





# FEATURE

## PLOT RATIO AND SITE COVERAGE - PART ONE

By Kenneth J.K. Chan, FHKIS, FRICS, ACI Arb, RPS(BSD)

The determination of plot ratio and site coverage of a building project is amongst the most important factors in contemplating developments in Hong Kong. The practice concerning the same could only be fully realized until all documents are comprehended by amalgamating them from the various and scattered sources. This article attempts to just do this by bringing together all relevant information related to and affecting this topic.

### 1. Plot Ratio

1.1 The plot ratio of a building is obtained by dividing the gross floor area of the building by the area of the site on which the building is erected. For the purposes of determining the permitted plot ratio, sites are classified into 3 classes. They are:

- (a) Class A site means a site that abuts on one street not less than 4.5m wide.
- (b) Class B site means a corner site that abuts on 2 streets with at least 40 per centum of the boundary of the site abuts on the streets neither of which is less than 4.5m wide.
- (c) Class C site means a corner site that abuts on 3 streets with at least 60 per centum of the boundary of the site abuts on the streets none of which is less than 4.5m wide.

1.2 The permitted plot ratio is maximum plot ratio permitted under paragraph (1) & (2) of Building (Planning) Regulation 21.

Height of Buildings in metres	Domestic Building			Non-domestic Building		
	ClassA Site	ClassB Site	ClassC Site	ClassA Site	ClassB Site	ClassC Site
not exceeding 15m	3.3	3.8	4.0	5.0	5.0	5.0
over 15m but not exceeding 18m	3.6	4.0	4.3	5.8	5.8	5.8
over 18m but not exceeding 21m	3.9	4.3	4.7	6.7	6.7	6.7
over 21m but not exceeding 24m	4.2	4.6	5.0	7.4	7.4	7.4
over 24m but not exceeding 27m	4.4	4.9	5.3	8.0	8.1	8.1
over 27m but not exceeding 30m	4.6	5.2	5.5	8.5	8.7	8.8
over 30m but not exceeding 36m	5.0	5.7	6.0	9.5	9.9	10.2
over 36m but not exceeding 43m	5.4	6.1	6.5	10.5	10.8	11.2
over 43m but not exceeding 49m	5.9	6.5	7.0	11.0	11.6	12.0
over 49m but not exceeding 55m	6.3	7.0	7.5	11.5	12.1	12.6
over 55m but not exceeding 61m	6.8	7.6	8.0	12.2	12.5	13.0
over 61	8.0	9.0	10.0	15.0	15.0	15.0

1.3 Plot ratio calculation applicable to composite buildings are as follow:

Domestic Plot Ratio =

(Permitted Non-Domestic Plot Ratio – Actual Non-Domestic Plot Ratio) x Permitted Domestic Plot Ratio / Permitted Non-Domestic Plot Ratio

e.g. PR<sub>pnd</sub> = 15

PR<sub>and</sub> = 10

PR<sub>pd</sub> = 10

Domestic Plot Ratio = (15-10) x 10 / 15  
= 3.33

- 1.4 The permitted plot ratio may be exceeded in some cases where:
- (a) building is set back from boundary at ground with no vertical obstruction of 5.5 m/ 3.3 m; and
  - (b) part of lot abutting street is acquired by the Crown for the purposes of street widening.

The bonus plot ratio shall be obtained by dividing the product of 5 and the dedicated area by the area of the site and shall not be greater than 20% of the permitted plot ratio of the site. It has to be borne in mind that the granting of bonus plot ratio will be restricted by plot ratio constraint imposed under an Outline Zoning Plan.

- 1.5 PNAP 68 provides that the following projections from the face of a building would have no significant impact on the building bulk and therefore need not count as part of its plot ratio and site coverage component:
- (a) pitched roof eaves and flat roof overhangs (provided these are not contained within parapet walls as part of an accessible roof);
  - (b) individual air-conditioner boxes and platforms which have a built-in system for condensate disposal;
  - (c) individual canopies, window hoods and porches;
  - (d) window sills and window surrounds projecting not more than 100 mm;
  - (e) string courses, fins and architectural mouldings (but not structural beams and columns);
  - (f) window flower boxes provided that they are small, individual and non-continuous;
  - (g) external drainage pipes and gutters; and
  - (h) minor projections, such as sun-shadings that are genuine energy efficiency measures.

It follows that all other projections must be included in site coverage and plot ratio calculations, however, projection windows satisfying the following criteria may be accepted as not counting for plot ratio:

- (a) the projecting window is from domestic accommodation;
- (b) only one such projection is situated in one room;
- (c) two adjacent projections do not form one continuous projection;
- (d) the extent of the projection is not more than 500 mm from the face of the main external wall;
- (e) the base is no less than 500 mm above finished floor level;
- (f) the top is no less than 500 mm from the underside of the finish ceiling; and
- (g) the window complies fully with Building (Planning) Regulation 3A.

1.6 Other issues affecting the calculations of plot ratio are the area of service lane and street.

## 2. GROSS FLOOR AREA

2.1 Building (Planning) Regulation 21(3)(a) provides for the definition of gross floor area and Practice Notes for Authorized Persons No. 13 & 116 further specifies the Building Authority's interpretation and



# FEATURE

application of the same. The gross floor area of a building shall be the area contained within the external walls of the building measured at each floor level including any floor below the level of the ground, together with the area of each balcony in the building. It shall be calculated from the overall dimensions of the balcony including the thickness of the sides thereof and the thickness of the external walls of the building.

2.2 Floor spaces that may be disregarded in determining the gross floor area are:

- (a) motor vehicles parking and loading or unloading area including ramp ways;
- (b) lift machine rooms;
- (c) air-conditioning or heating system rooms (air-conditioning plant rooms not exceeding 1% of the total GFA of a building and air handling units not exceeding 4% of the total GFA of each floor on which they are situated);
- (d) Any similar services: water tanks; boiler

rooms; electrical switch rooms; meter rooms; transformer rooms; generator rooms; pump rooms; telephone equipment rooms; CO2 rooms; sewage treatment plant rooms; smoke extraction ducts in hotels; swimming pool filtration plant rooms, etc.;

- (e) Large voids that may be disregarded in determining the gross floor area are: in front of cinema and theatre balconies; in banking halls and shopping arcades where mezzanine floors are provided;
  - (i) in single-staircase buildings in which cockloft floors are provided in the ground storey;
  - (ii) in auditoria, sporting halls (including squash courts), school halls and religious institutions; and
  - (iii) in main entrance lobbies to hotels.
- (f) Split levels design in residential buildings where the difference in level between adjoining floors is less than 1 m.
- (g) Other non-accountable floor areas:
  - (i) chimney shaft forming an integral part of a building;

(ii) fire refuge areas which observed the stated criteria in MoE Code;

(iii) covered areas clearly intended for and designated as playground.

(h) The horizontal area of staircases, lift shafts and vertical ducts passing through non-accountable floors may be discounted. With the exception that entrance lobbies, lifts, staircases and exit corridors at the level of the main access to buildings.

(i) Amenity Features may be disregarded on application on a case-by-case basis:

- (i) counters, kiosks, offices, stores, guard rooms, lavatories for watchman and management staff;
- (ii) mail rooms;
- (iii) squash courts, gymnasias and indoor swimming pools benefiting residents and occupiers in a residential development. This concession does not apply to luxury clubs where membership is restricted.

(Part 2 in next issue of SURVEYING)

## CONGRATULATIONS

Professor Anthony Walker, MSc, PhD, FRICS, FHKIS, MCIOB, of the Department of Real Estate and Construction at the University of Hong Kong, has been awarded the 1997 Achievement Award by the Pacific Rim Real Estate Society. The award is the highest award bestowed by the society and is for contribution to real estate education and research.



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