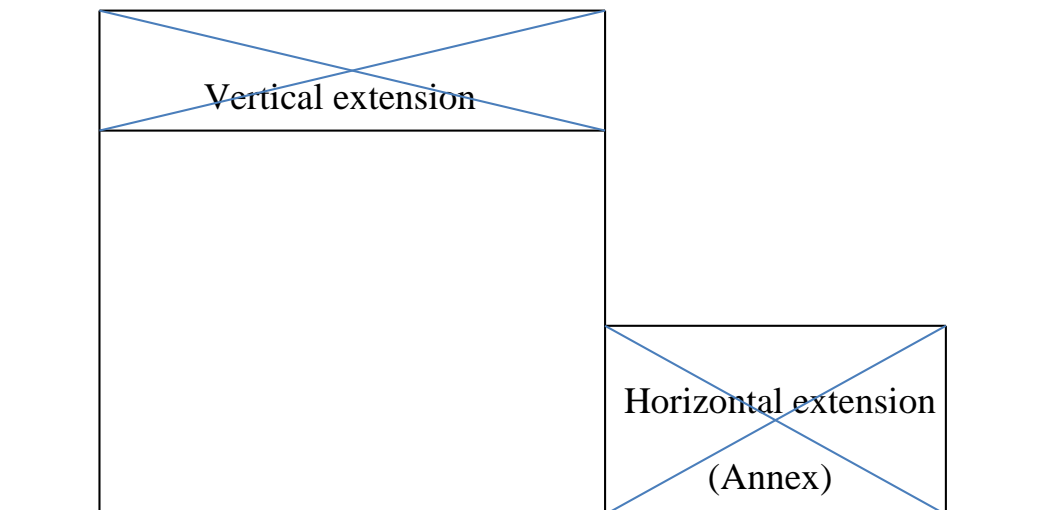
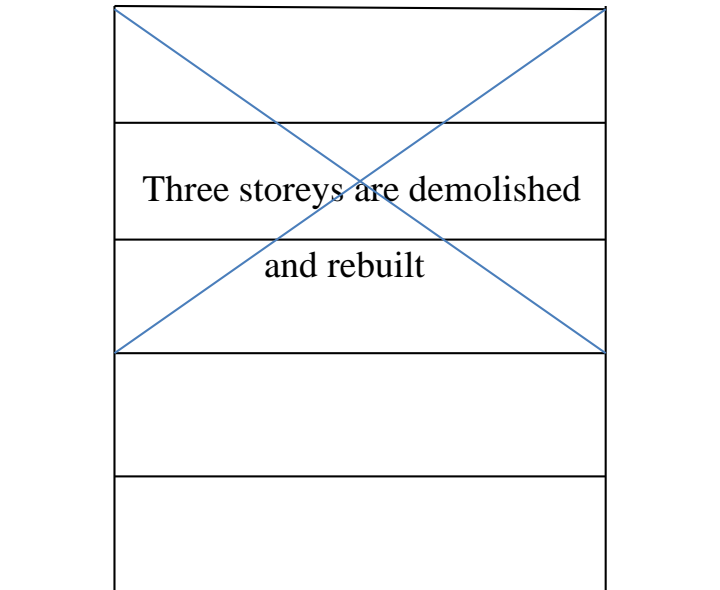


Short Course on Application of Building (Planning) Regulations

Date : October 2015

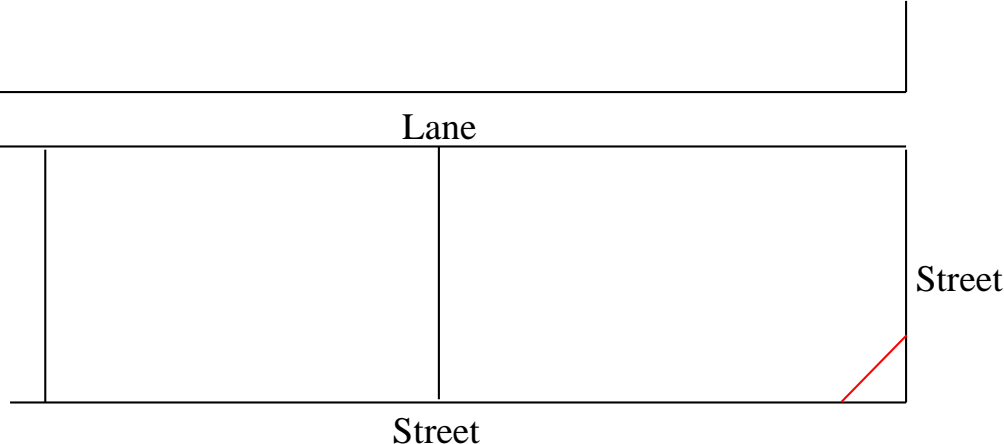
Presented by: Terry K Y NG MSc MRICS MHKIS MCIQB



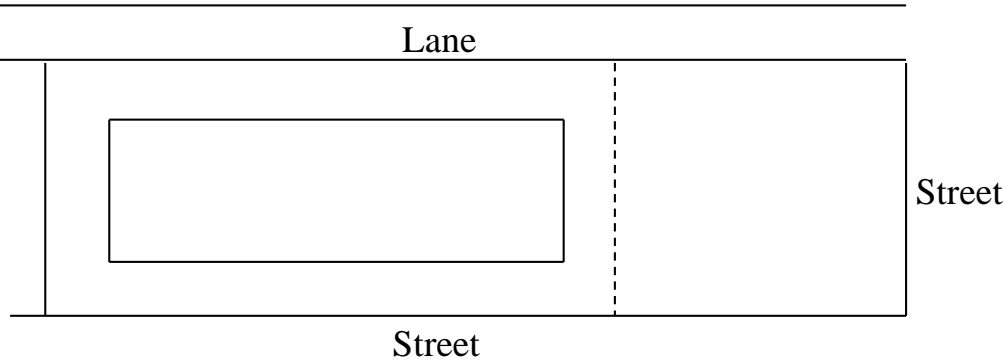
B(C)R 34 Certain floors to be impermeable

B(C)R 38 External wall of buildings of impervious construction

Amalgamation of site



Partition of a developed site

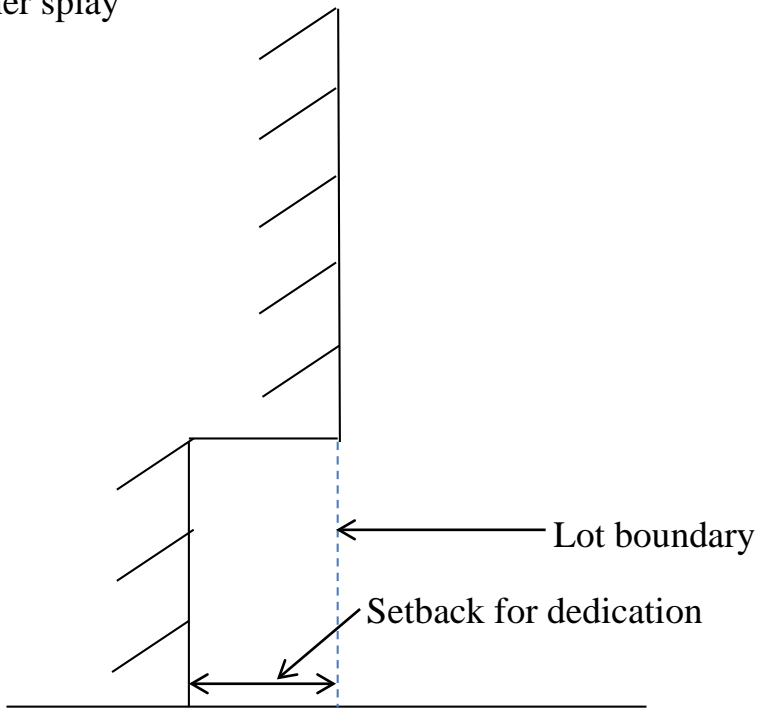


Carson Mansion

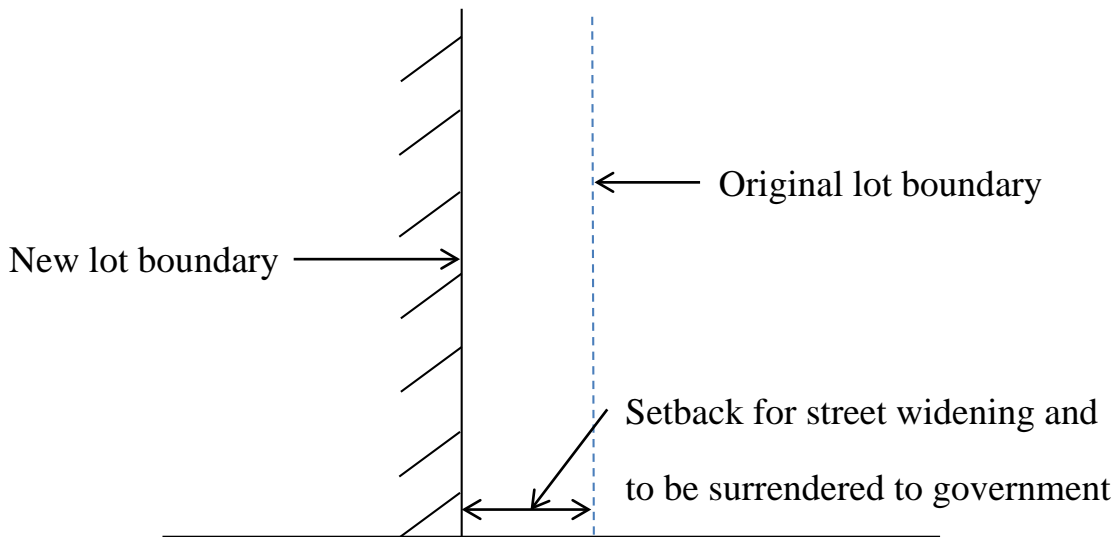
Mei Foo Sun Chuen

Dedication to the public

Corner splay



Surrender for street widening



Site area upon redevelopment

Lane widening – Surveyors Times July 2011 issue

Schedule: 1

Heading: **PERCENTAGE SITE
COVERAGES AND PLOT
RATIOS**

Version Date: 31/12/2005

[regulations 18A, 20 & 21]
(L.N. 110 of 2005)

Height of building in metres	Domestic buildings						Non-domestic buildings					
	Percentage site coverage			Plot ratio			Percentage site coverage			Plot ratio		
	Class A site	Class B site	Class C site	Class A site	Class B site	Class C site	Class A site	Class B site	Class C site	Class A site	Class B site	Class C site
Not exceeding 15 m	66.6	75	80	3.3	3.75	4.0	100	100	100	5	5	5
Over 15 m but not exceeding 18 m	60	67	72	3.6	4.0	4.3	97.5	97.5	97.5	5.8	5.8	5.8
Over 18 m but not exceeding 21 m	56	62	67	3.9	4.3	4.7	95	95	95	6.7	6.7	6.7
Over 21 m but not exceeding 24 m	52	58	63	4.2	4.6	5.0	92	92	92	7.4	7.4	7.4
Over 24 m but not exceeding 27 m	49	55	59	4.4	4.9	5.3	89	90	90	8.0	8.1	8.1
Over 27 m but not exceeding 30 m	46	52	55	4.6	5.2	5.5	85	87	88	8.5	8.7	8.8
Over 30 m but not exceeding 36 m	42	47.5	50	5.0	5.7	6.0	80	82.5	85	9.5	9.9	10.2
Over 36 m but not exceeding 43 m	39	44	47	5.4	6.1	6.5	75	77.5	80	10.5	10.8	11.2
Over 43 m but not exceeding 49 m	37	41	44	5.9	6.5	7.0	69	72.5	75	11.0	11.6	12.0
Over 49 m but not exceeding 55 m	35	39	42	6.3	7.0	7.5	64	67.5	70	11.5	12.1	12.6
Over 55 m but not exceeding 61 m	34	38	41	6.8	7.6	8.0	60	62.5	65	12.2	12.5	13.0
Over 61 m	33.33	37.5	40	8.0	9.0	10.0	60	62.5	65	15	15	15

(L.N. 294 of 1976)

Site classification : C

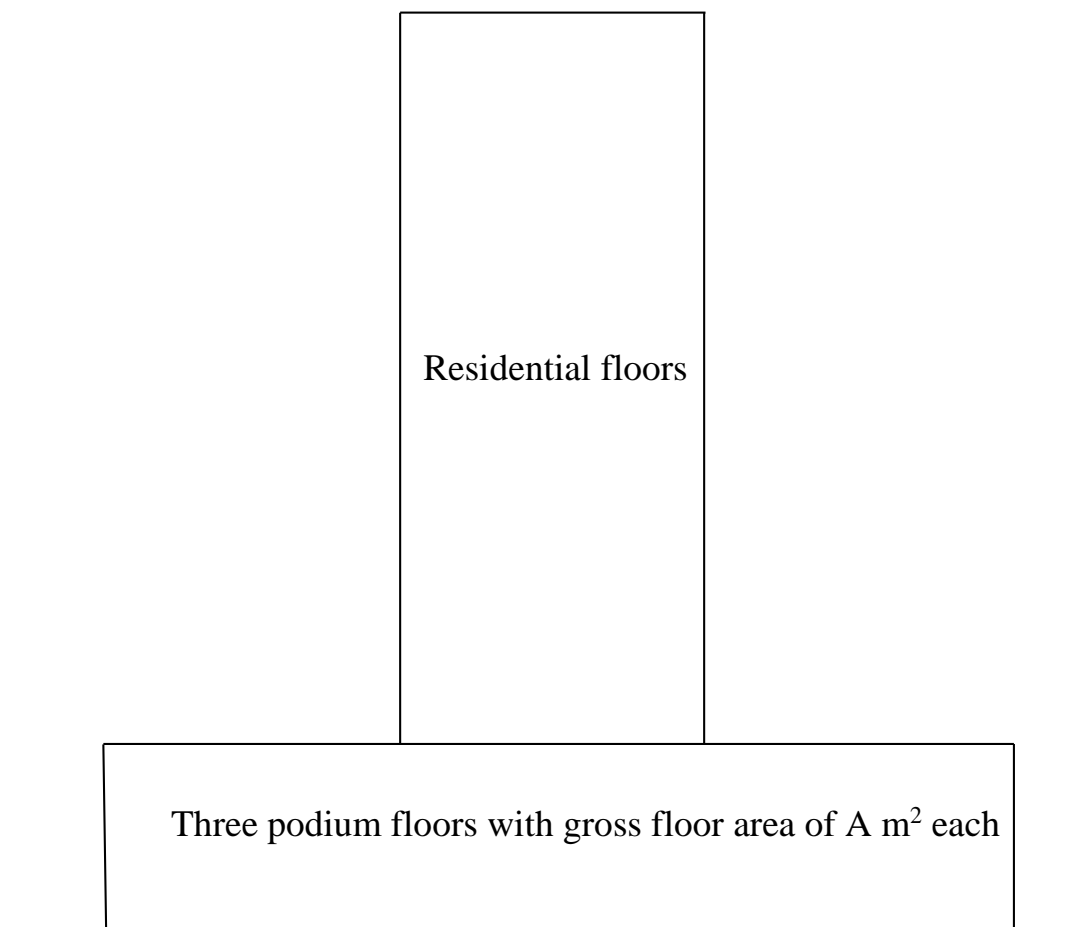
Area of site : A m²

A composite building

Height of building : 52 m

Permitted non-domestic plot ratio :

Permitted domestic plot ratio :



Non-domestic plot ratio : 3

Maximum domestic pot ratio :

$$(12.6 - 3) \times \frac{7.5}{12.6} = 5.7$$

Slope

Sea

Footbridge

Tunnel

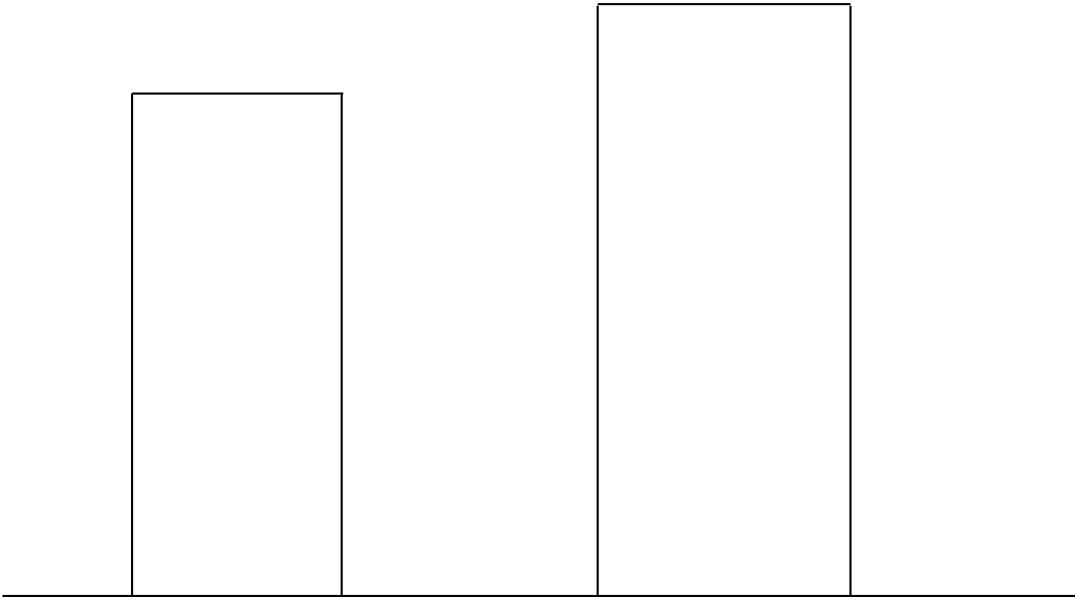
Verge

Park

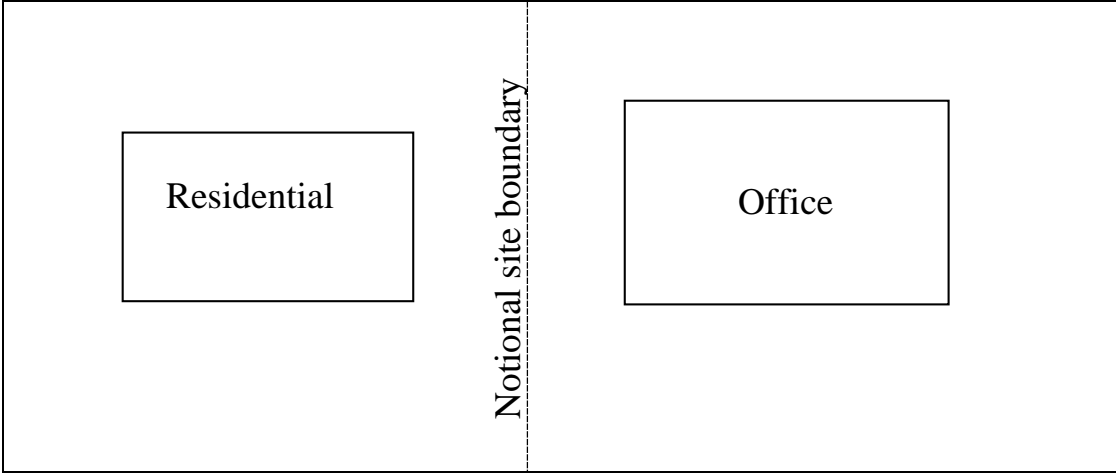
Open space

Internal street of an adjoining site

Development potential – Surveyors Times June 2011 issue

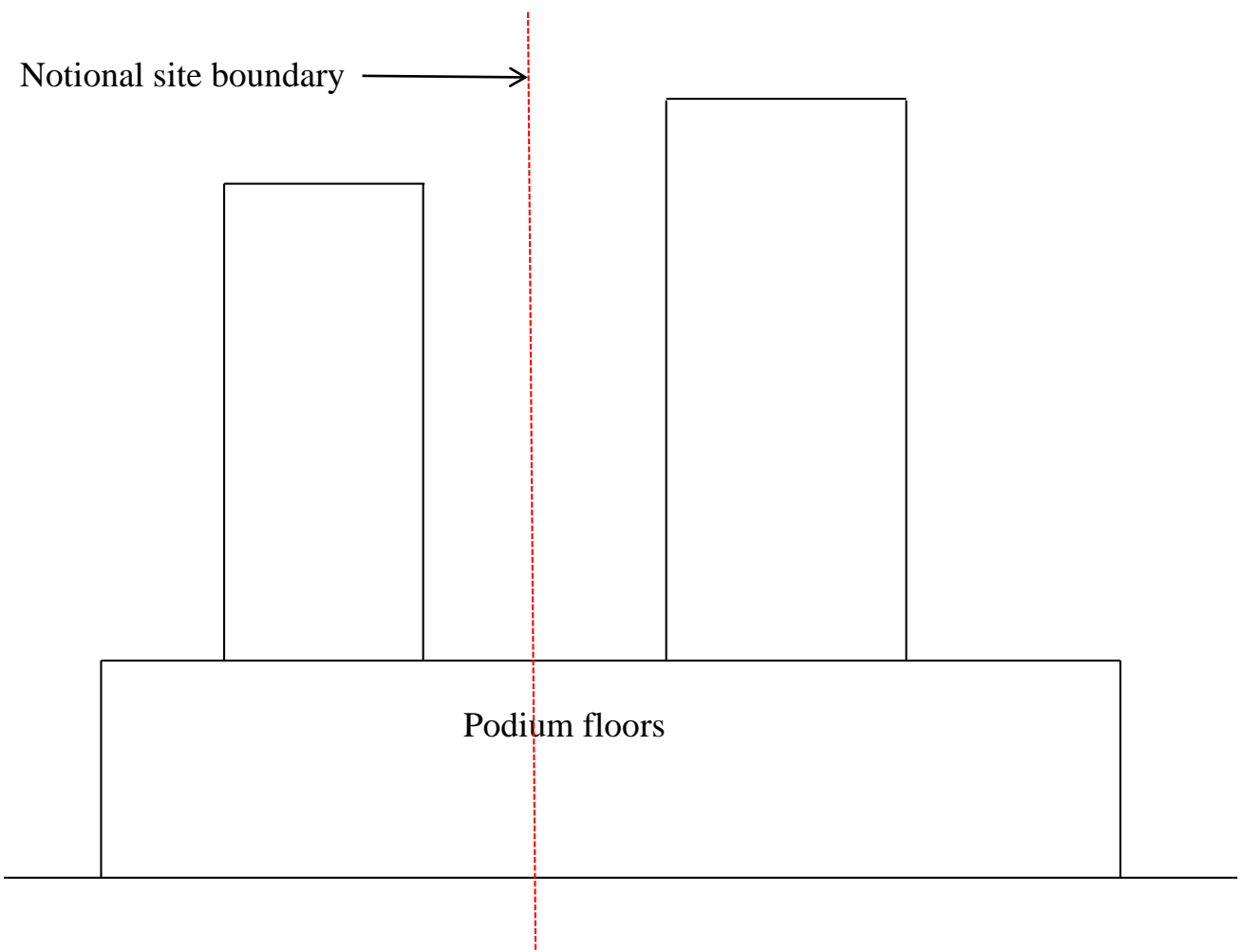


Section



Plan

Notional site boundary →



Podium floors