



THE HONG KONG INSTITUTE OF SURVEYORS

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Your ref.: BD BIU/40

Building Innovation Unit
Buildings Department
12/F-18/F, Pioneer Centre
750 Nathan Road, Mongkok
Kowloon

Attn.: Mr. K.K. Ho

Dear Mr. Ho

Adaptive Reuse of Existing Buildings

We welcome your idea of promoting "adaptive re-use of existing buildings". We have the following initial comment:

- 1) Many existing buildings have been designed & constructed in accordance with regulations and Code of Practice in force at the dates of their construction. These buildings may have difficulty in complying with the current regulations and C.P. even for their existing uses.

To facilitate & encourage "adaptive re-use of existing buildings", we need to consider some concession. We also need to clearly define the extent & location where "new" regulation is to be followed.

Major areas of concern:

- (i) MOE provision
Some fundamental difference between "old" code & "new" code.
- (ii) Structural requirement
A & A submission should only be "checked" against "its implication" on the "original" structure. B.A. should not "take this opportunity" to require "re-check" of the original structure (e.g. checking of wind loading) which is not the subject of the A & A.
- (iii) Slope / Geotechnic
Existing slope / retaining walls designed and formed in accordance with "old" standards may be subject to "new" standard & requirement in new code if it is "involve" in an A & A proposal. This may involve very extensive "improvement" works.



- (iv) Provision for the disabled
As the buildings are already existing and "in use". Application for alteration should not be subject to mandatory requirement for disabled. The provision of disabled facilities may only be "encouraged" but not "mandatory" as it may "discourage" the adaptive revise of existing building.
 - (v) EPD requirements
Grease traps designed & built some years ago usually do not comply with current requirement. A & A submissions are not approvable without altering the existing grease traps if they are to be used in the proposed use.
- 2) Other areas of concern
- (i) E & M provision & FSD requirement
New uses may (and likely) require bigger power supply. Availability of area for transformer & new switches may be difficult.
Provision of sprinkler tank, pump room may also be difficult.
 - (ii) T.P. application (carparking, loading & unloading space requirement, etc.)
Due to restriction by existing structure, it may be very difficult (or may be impossible).
 - (iii) Historic buildings
Clear guidelines for designing & accessing A & A proposal in historic buildings should be issued.
- 3) Other suggestion
- (i) Speed up procedures
The processing of A & A proposals should be speeded up to facilitate changes and to promote the "full" use of existing buildings.

If you wish to discuss this further, please contact Mr. Raymond Chan, Chairman, BSD, HKIS
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Yours faithfully,

A handwritten signature in black ink, appearing to read 'Chan Hak', written over a horizontal line.

Chan Hak
President