

In response to press enquiries on a report in Apple Daily today (Monday) on the granting of bonus gross floor area (GFA) to the developer of a Sai Wan Ho site, the Buildings Department and the Lands Department gave the following reply: -

The Buildings Department (BD) approved on 1 September 2001, under the Buildings Ordinance, the building plans for the development proposal at IL 8955, Sai Wan Ho.

Under the conditions of sale of the land lease, the developer is required to provide a public transport terminus (PTT) in accordance with a technical schedule.

The approved plans incorporate, inter alia, a PTT. The areas of the PTT on the approved building plans included:

- (a) The area required to comply with the "technical schedule" for the design of the PTT specified in the conditions of sales;
- (b) An additional area to provide -
 - (1) A larger PTT than that required under the original technical schedule to accommodate additional areas for public waiting, passage, and loading and unloading in the PTT; and
 - (2) Public footpaths in the PTT re-sited from outside the lot to provide space for greening and landscaping outside the lot.

Under the conditions of sale of IL8955, Sai Wan Ho, the developer is required to construct a public transport terminus (PTT) in the development in accordance with a technical schedule.

The additional Gross Floor Area (GFA) of 10,187.67 m² approved by the Buildings Department is granted, in accordance with the provisions of the Buildings Ordinance (BO), in return for the dedication of an area amounting to 2,037.53 m² on the ground floor, which could otherwise be used by the developer for other purposes, for :

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- (i) the provision of a larger PTT than that required by the original technical schedule in the conditions of sales to provide a larger area for public waiting, passage, loading and unloading therein; and
- (ii) the re-location of public footpaths from outside to within the lot in the PTT to provide public area for greening and landscaping outside the lot.

The acceptance of the dedication and the provision of additional GFA which is five times the dedication area in the development in this case is in accordance with the Building (Planning) Regulation 22(1), and also in line with government's established policy to encourage greening of the built environment.

Lands Department has received a submission of building plans under the lease and this is receiving consideration.

10 June, 2002