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16 December 2005

Ms Miranda HON  
 Clerk to Public Accounts Committee  
 Legislative Council  
 Legislative Council Building  
 8 Jackson Road Central  
 Hong Kong

(Fax : 2537 1204)

Dear Ms Hon

**The Director of Audit's Report on the  
 results of value for money audits (Report No. 45)**

**Chapter 3: Development of a site at Sai Wan Ho**

Thank you for your letter of 13 December 2005, requiring the details of the precedent cases prior to the case in question the situation of which was comparable to the Sai Wan Ho site.

We have taken the situation which was comparable to the Sai Wan Ho site as follows :

- (i) The lease conditions required the construction of a PTT in the development;
- (ii) The lease conditions did not specify whether the PTT should be or should not be included in GFA calculation under the lease conditions; and
- (iii) The relevant Outline Zoning Plan did not specify whether the PTT should be included in GFA calculation.

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On the above basis we provide the details of the precedent cases at the Annex.

Yours sincerely



( K M Mo )

for Director of Buildings

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**Public Transport Terminus (PTT) Cases, the Situation of Which Was Comparable to the Sai Wan Ho Case**

**(A) Cases for which the Building Authority Approved the Exclusion of PTT from the GFA Calculation**

	<b>Location of PTT</b>	<b>Year of Occupation Permit Issued</b>	<b>Reasons for GFA Exclusion</b>
1.	United Centre, Admiralty	1981	The PWD Conference in 1978 was of the view that the PTT was similar to MTR station entrances etc. of which bonus plot ratio was usually granted. The PWD Conference agreed to grant bonus plot ratio to make the sale of the site more attractive and hence increase the chance of getting the PTT.
2.	China Hong Kong City, Tsimshatsui	1988	The PTT was accepted for exclusion from GFA calculation under the then B(P)R 23(3) (i.e. current B(P)R 23(3)(b)).
3.	Scout Association, Austin Road, Tsimshatsui	1993	The PTT was accepted for exclusion from GFA calculation on the ground that the PTT was required by the Government.

**(B) Cases for which the Building Authority Did Not Approve the Exclusion of the PTT from the GFA Calculation**

	<b>Location of PTT</b>	<b>Year of Occupation Permit Issued</b>	<b>Reasons for GFA Inclusion</b>
1.	Cheung Sha Wan Plaza	1989	The PTT was not accepted for exclusion from GFA calculation on the ground that the PTT was not a use ancillary to the main office/shop use of the development.