

General Requirements for Foundation Works

To ensure full compliance with the Buildings Ordinance (BO), it is prudent for the Authorized Person (AP) who acts as the coordinator of the building works to inform the Registered General Building Contractor (RGBC)/Registered Specialist Contractor (RSC) of all the imposed conditions attached to this approval.

2. This approval is based on the assumed loads used in the design of these foundations. The superstructural plans, when submitted, may not be approved if the loads from the detailed calculations of the superstructure differ from the loads assumed in the foundations now approved.

3. You are reminded that the approval of this submission does not infer that any general building plans corresponding to this application will be approved by the Building Authority (BA) and it is your duty to ensure that the approved structural submissions are compatible with the approved general building plans.

4. Under item 6 of section 17(1) of the BO, you are required to submit initial readings of all the monitoring stations prior to the commencement of the foundation works and subsequent monitoring readings at bi-weekly intervals during the course of works. A copy of the monitoring record shall be kept on site for inspection by staff of Buildings Department (BD). Monitoring checkpoints should be duly monitored and assessed at various critical stages of construction works and the RGBC/RSC should regularly update the works programme of site activities.

5. Under regulation 10 of the Building (Administration) Regulations 10 (B(A)R), you are required to submit a pre-construction condition survey report on the ground, the adjacent structures and services located within and in the vicinity of the site. The area to be surveyed shall cover at least 50m from the perimeter of the site. Under section 16(3)(b) of the BO, the consent for the commencement of foundation works will not be given until the report has been submitted and found satisfactory.

6. The Public Relation Plan (PR Plan) submitted on [Please refer to approval letter for details] is hereby acknowledged. Please ensure that prompt and effective communication with the occupants of adjacent buildings should be taken in accordance with the PR Plan submitted during the course of the works.

7. You are reminded that the record plans and/or test reports required under this approval should be submitted within the time frame as specified in the attached appendix/appendices. Delay in the submission of the required documents may affect the timely processing of Form BA14 and/or occupation permit applications.

/8. ...

8. To facilitate the carrying out of minor amendment works during the construction process, you are advised to apply for modification to regulation 33(1) of the Building (Administration) Regulations in respect of minor amendments to the above approved works either after obtaining the first consent or simultaneously with the application for the first consent to the commencement of the said works. Your attention is drawn to paragraphs 23, 24 & 25 of PNAP ADM-19.

9. To promote green environment and facilitate effective preparation and processing of structural submissions, you are encouraged to submit Part II structural calculations in CD/DVD format in accordance with PNAP ADM-8 for the superstructure plans.

10. It is noted that the Form BA14 submitted by you on [Please refer to approval letter for details] to certify the completion of the ground investigation works is not yet accepted by this Department. Your attention is drawn to my letter dated [Please refer to approval letter for details] under the reference [Please refer to approval letter for details] regarding comments on the supervision plans for the ground investigation works. Under section 16(3)(b) of the BO, consent to the commencement and carrying out of the works now approved will not be given until the said Form BA14 has been acknowledged by the Department.

11. You are reminded that if temporary steel platforms are needed to be erected on slopes and/or top of retaining walls to support plants and machineries in order to facilitate the foundation construction works now approved, plans showing relevant details of the temporary steel platforms including their foundation supports should be submitted for approval/consideration.

12. Consent to the commencement and carrying out of the foundation works will not be given until the details specified in paragraph 11 above have been approved or found satisfactory.

13. You are advised to check if there are any dangerous slopes (government or private) in the vicinity of the site and the effects of the proposed temporary steel platform works on the stability of such slopes. Information on the classifications of slopes are given in the Stage 2 Reports prepared by the consultants of Civil Engineering Development Department (CEDD) which is available for viewing by public in the CEDD library. If the slopes are classified as dangerous, you should submit a geotechnical assessment report to ensure that the stability of such slopes would not be affected by the proposed temporary steel platform works. Otherwise, suitable precautionary measures and monitoring systems should be provided during the course of the works.

/14. ...

14. Under item 6 of section 17(1) of the BO, static plate loading tests should be carried out to verify the adequacy of the allowable bearing capacity of the founding stratum. In this connection, the testing procedures and acceptance criteria are required to be submitted. Consent to the commencement and carrying out of the [Please refer to approval letter for details] works will not be given until the details of the static plate load test as specified have been submitted and found satisfactory.

15. In connection with paragraph 14 above regarding to the static plate loading tests, the BD should be notified of the time and date of the test so that they may be witnessed by a representative from the Department.

16. You are reminded that shear pile(s) shall be selected for lateral load proof test(s) to verify their performance in addition to the proof test(s) for vertical load resisting piles when Form BA14 for foundation works is submitted. Under regulation 10 of the B(A)R, the method statement and the acceptance criteria of the lateral load proof test should be submitted for acceptance by this Department before the carrying out of the proof test.