

**Development in Mid-levels Scheduled Area
Buildings Ordinance section 2(1)
Building (Administration) Regulation 8(1)(bb)(vii) and 8(1)(l)**

Building works in the Mid-levels Scheduled Area, which is designated as Area Number 1 of the Scheduled Areas in the Fifth Schedule of the Buildings Ordinance (Scheduled Area No.1), are subject to additional geotechnical controls under the Buildings Ordinance and Regulations.

2. As Scheduled Area No.1 is located in the region of sloping ground, all geotechnical aspects of works require input from a Registered Geotechnical Engineer (RGE), in particular at the early planning stage of the building works. RGE should be appointed under the Buildings Ordinance to undertake the following tasks involving geotechnical elements.

Ground Investigation

3. By virtue of Buildings Ordinance section 41(3), ground investigation in the Scheduled Area No.1 require approval from the Building Authority (BA). As such, ground investigation plans including laboratory testing as prescribed in Building (Administration) Regulation 8(1)(l) must be submitted to the BA for approval and consent before the works are commenced.

4. Ground investigations should conform to standards laid down in GEOGUIDE 2 - Guide to Site Investigation, and GEOGUIDE 3 - Guide to Rock and Soil Descriptions. These documents are prepared by the Geotechnical Engineering Office (GEO) and are available for sale at the Government Bookstore. As a general rule, a requirement will be made under Buildings Ordinance section 17(1)(6)(e) that ground investigation is adequately supervised on site by a suitably experienced engineer or engineering geologist, and the cores recovered are carefully examined and properly logged. Reference should also be made to PNAP 132 - Site Investigation.

Demolition

5. Demolition plans as prescribed in Building (Administration) Regulation 8(3) and (4) must be submitted for approval.

Bulk Excavation

6. Bulk excavation at any site in Scheduled Area No.1 shall not be carried out below levels to be determined by the Building Authority as required in Building (Construction) Regulation 21. This control measure is necessary to minimize cumulative adverse effects of bulk excavation on the stability of the hillside generally.

7. To assist the early planning of a building scheme, authorized persons (APs) and RGEs are strongly advised to request a provisional determination of bulk excavation level constraints as soon as they are commissioned for any building works in Scheduled Area No.1. The Buildings Department (BD) will normally be able to issue a tentative plan showing the approximate bulk excavation limits within 10 working days of receipt by GEO of such a request. The final determination of bulk excavation limits will generally be issued by BD within one month from the date of receipt by GEO of the following documents :

- (a) ground investigation report; and
- (b) topographic survey plan and cross-sections in terms of Building (Administration) Regulation 8(1)(bb)(vii) and 8(1)(c).

The specifications for the survey will be provided by GEO on request.

8. The envelope of all bulk excavation must be shown on the site formation plans in accordance with Building (Administration) Regulation 8(1)(bb)(vii).

Foundation Plans

9. Building (Administration) Regulation 11A requires that for sites in Scheduled Area No.1, the foundation plan is to be submitted with the site formation plan. This is to enable the Building Authority to give due consideration to effects on the stability of the hillside resulting from factors such as changes in groundwater levels or surcharge loading which can be caused by the foundation system itself. Submissions not in compliance with this requirement may be refused under Buildings Ordinance sections 16(1)(a), (e) or (i).

Performance Review

10. The requirement for a performance review as defined in Buildings Ordinance section 2(1) may be imposed as a condition on giving of approval or consent to the commencement of building works in Scheduled Area No.1. However, it is not intended to impose the requirement for every development/redevelopment site within the area. Where a performance review is required, it should demonstrate that the building works have been adequately inspected and monitored in the course of construction and that the geotechnical design assumptions upon which the building works have been based are valid. Otherwise, an application for an occupation permit or a temporary occupation permit may be refused under Buildings Ordinance section 21(6)(f).

Other Geotechnical Controls

11. There are additional geotechnical controls which may be applied on sites in Scheduled Area No.1 covering landslip debris resistance, sequence of works and groundwater drainage works under Buildings Ordinance sections 16(1)(q), 17(1)(6)(f) and 28A to D.

/Extra.....

Extra Set of Plans

12. In order to facilitate processing of building development proposals in Scheduled Area No.1, one extra set of the following plans should be submitted :

- (a) general building plans;
- (b) site formation plans together with relevant reports and calculations;
- (c) foundation plans including pilecap details, relevant reports and calculations; and
- (d) excavation and lateral support plans.

Geotechnical Information

13. The Mid-levels Consultants' Study was summarized in a report entitled "Mid-levels Study: Report on Geology, Hydrology and Soil Properties (1982)". The report is available for sale at the Government Bookstore.

14. In addition, all factual data on geology, hydrology and soil properties collected in the course of the Mid-levels Study between 1979 and 1981 are available from the Geotechnical Information Unit as per PNAP 104. These data may assist in the geotechnical appraisal of the site.

Boundary of Scheduled Area No.1

15. A plan showing the boundary of Scheduled Area No.1 is on display in BD and in the Geotechnical Information Unit of the Civil Engineering Library.


(H W CHEUNG)
Building Authority

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