

Meeting with Surveyor- James Ng

Visiting Place:

Office 19 th floor, Worldwide House, Central, Hong Kong Tel: 28209600	Office 香港中環德輔道中十九號環球大廈 19 樓 Tel: 2820 9600
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Responsible person:

Full Name	Post Title	Office Tel	Email
James Ng	Managing Director JAMES NG SURVEYORS LTD.	28081808	jamesngs@yahoo.com.hk

Phase I – Simple Redevelopment of Large House (Take 9-10 months)

I. Planning Department - 4-5 months

Consult a General practice Surveyor, James requires 4 hard & soft copy doc. for Section 16 application to Town planning board (城規會)

1. Existing aerial photo
2. Building Plan/ Floor footprint - GFA
3. Deed Doc.
4. Zoning Plan

A review report and application form with the above documents will be submitted

Government body will send a planning officer to investigate our case (on site)

p.s. If unsuccessful application, through section 17 to appeal

Fee: HK\$50,000

(James Ng will deliver the official quotation after 20/4/2010)

II. Lands Department: 2-3 months

Consult a Land Surveyor – Henry Chan or introduced by James Ng

To obtain the building footprint – Gross Floor Area

Fee: HK\$20,000

III. Building Department: 4-5 months

Once get the planning approval,

We can consult an Architect- Mr. Lui or introduced by James Ng

He is responsible (全權負責) to all application to building department

First, submit floor plan internal layout and construction details (入積) to BD,

Then, if approval issued(批積), we can apply for the Consensus of commencement (開工紙)

Finally, apply OP (入伙紙)

Fee: HK\$20,000-50,000

Phase II – Feasibility Study (May take longer time)

Background

According to the deed, there is max. 30 % coverage (means port ratio = 0.6)
with single building no more than 2 層

In total, the maximum land area for building is around 15,000 ft.

Also, We can have any design and no need to 報地價

Consideration

Moreover, according to the indication of “Building Planning regulation 19a” and “deed”

If we fully utilize the port ratio of our land, with only 3m road to the building

Government has to provide proper access (e.g. Expand the road to 4.5m),

p.s. Prerequisite is that “Gov-owned land 官地” is available along the road for expansion. 私家地
will make the application very complicated and difficult.

Application details

More comprehensive study, with more justification and consideration

Study of land along the existing 3m Road by a land surveyor

Impact assessment

Overall, James confident to indicate that phase 2 is possible to Success, but no guarantee

My Coming Job:

- ✧ Design a critical path
- ✧ enquiry the “Building Plan of large house” from Building Department
- ✧ Contact Architect (E.g. Call for quotation from Henry Chan, and introduced from James Ng)
- ✧ Print “Name Card”
- ✧ Buy an aerial photo for comparison with 1964
- ✧ Send four doc. To James