

Information Note

Building Separation Clause in Conditions of Sale

This information note is issued for general reference purposes only.

A practice note, which is PNAP APP-152, issued by the Buildings Department states that in order to improve air ventilation, enhance the environmental quality at pedestrian level and mitigate heat island effect arising from the undesirable walling effect of “long buildings”, buildings in large development sites should be separated by intervening spaces. The building separation clause reflects this intention. The said PNAP further indicates that there are other means to address the above issues (air ventilation etc.) or situations where the projected facade of the proposed building on the site could be 60 metres or more in length.

According to the building separation clause, any building or group of buildings erected or to be erected on the lot shall not have any projected facade length of 60 metres or more except with the prior written approval of the Lands Department. In administering the building separation clause, the Lands Department takes into account the comments of the Buildings Department. In general, if the Buildings Department is satisfied that the development proposal, which involves building or group of buildings having a projected facade of 60 metres or more, has nevertheless complied with the building separation requirement as stipulated under the PNAP APP-152, the Lands Department would be prepared to approve the same proposal under the building separation clause. Such approval would be granted without charging additional premium, subject of course, to compliance with the other provisions in the relevant land grant conditions.