BUILDINGS ORDINANCE OFFICE	**PRACTICE NOTE FOR AUTHORIZED PERSONS AND REGISTERED STRUCTURAL ENGINEERS**	**49**

Street Improvement Schemes
Submission of Building Plans in respect of Lots affected thereby

Notwithstanding the Roads (Works, Use and Compensation) Ordinance, Cap 370, any street improvement scheme approved before its enactment in 1982 remains valid. The following principles continue to apply to such schemes and lots affected thereby.

Street Improvement Plans

2. Street improvement plans are only an indication of desirable improvements. They do not constitute any representation by Government that they will be implemented nor are they indicative that Government will resume the whole or any part of any property to implement any street improvement.

3. In this respect, the existence of an approved street improvement plan which may affect a property cannot be regarded as providing a basis upon which a property owner can claim for compensation or damages.

Building Plans

4. The approval under the Buildings Ordinance of building plans which conform to an approved street improvement plan does not imply that the latter plan will be implemented, or that compensation or damages will be paid.

5. The approval under the Buildings Ordinance of building plans which do not conform to an approved street improvement plan must however be regarded as entirely without prejudice to any action Government may take under any other enactment, including resumption of the whole or any part of the affected property.

Generally
6. For development or re-development of a lot which appears to be affected by an approved street improvement scheme, it may save time and obviate possible abortive work if the authorized person makes an enquiry to the Highways Department to ascertain Government's intention, before embarking upon formal submission of building plans for approval.

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Building Authority

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