

What makes an HRB?

Arrangement of New Buildings

Scenario 1

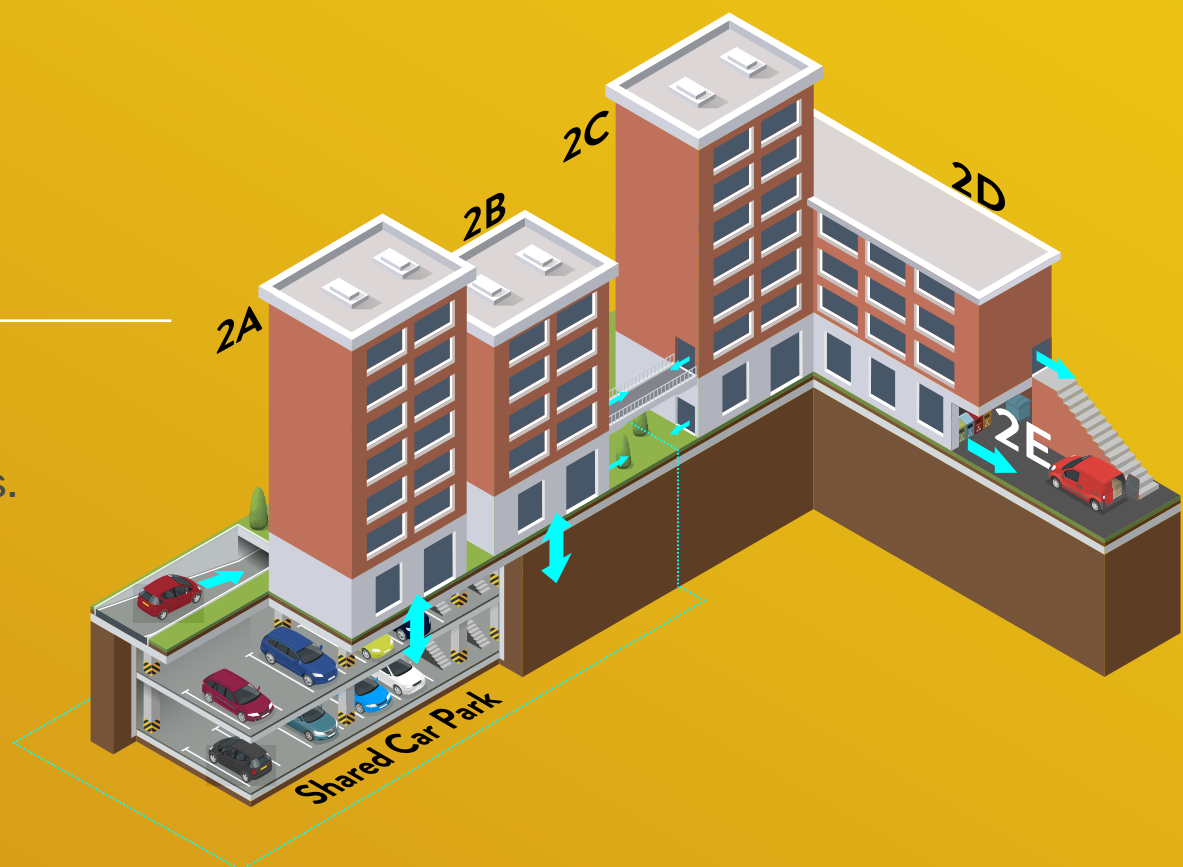
A proposed new 7-storey residential tower (tower 1A), unattached to other structures, is considered a **single building**.



Scenario 2

This proposal consists of multiple attached residential structures: 2A, B, C, D, and E, connected by car parks, walkways, or party walls.

Together, **these form one higher-risk building** as 2A and 2C meet the criteria of having at least two residential units and sufficient storeys.



Scenario 3

The proposed building has two residential towers (3A and B) **attached at foundation level**. These towers are considered one building due to **shared foundations**.



What makes an HRB?

Arrangement of Existing Buildings

Scenario 1

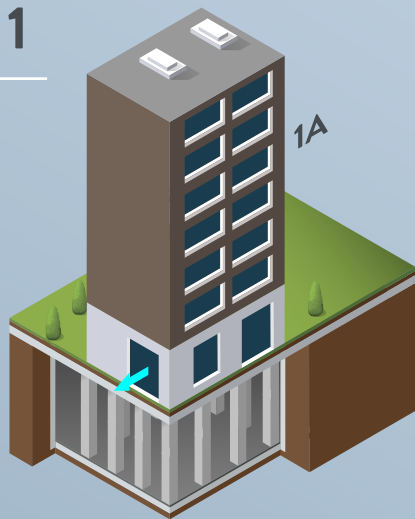


Diagram 1 shows a 7-storey residential tower (1A) unattached to other structures, with no independent sections. Tower 1A is considered one building.

Scenario 2

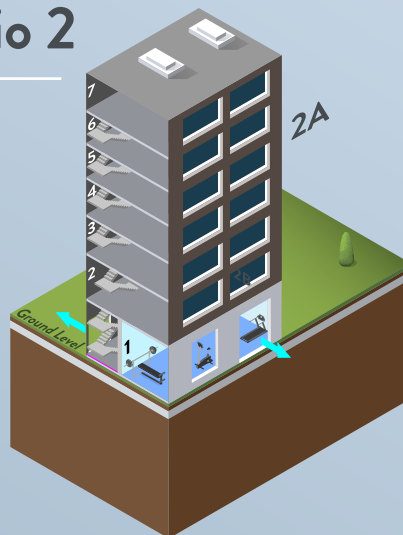


Diagram 2 shows a 7-storey residential tower (2A) with a separate gym on the ground floor (2B). Tower 2A has its own access and is an independent section, considered a building under the higher-risk regime.

Scenario 3

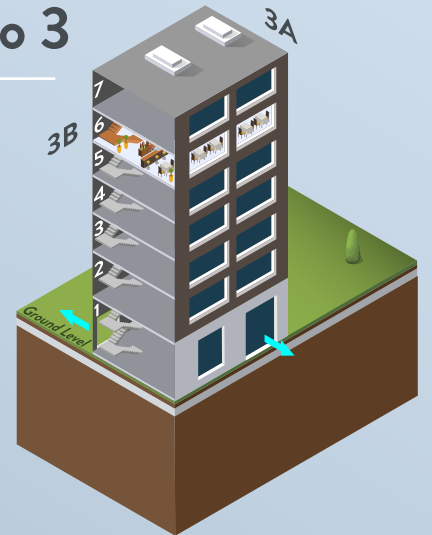


Diagram 3 shows a 7-storey residential tower (3A) with a café on the 6th floor (3B). As area 3B relies on tower 3A for egress, it is not an independent section. Tower 3A and 3B together are considered one building.

Scenario 4



Diagram 4 shows two 7-storey towers (4A and 4B) connected by a party wall and basement car park. Both towers have their own access and are independent sections, each considered a building under the higher-risk regime.

Scenario 5

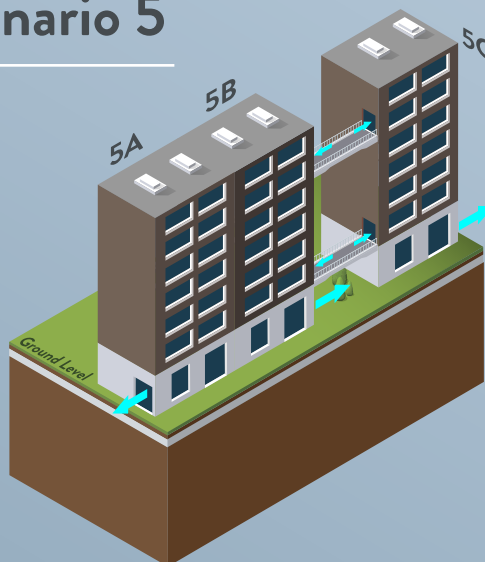


Diagram 5 shows three 7-storey towers (5A, 5B, and 5C) connected via party walls and walkways. As none of the towers are independent due to shared access, the overall structure is considered one building under the higher-risk regime.

Scenario 6



Diagram 6 shows three towers (6A, 6B, and 6C) connected via a shared basement car park and walkway. Towers 6A and 6C are independent sections and buildings under the higher-risk regime. Tower 6B, though independent, is not higher-risk as it doesn't meet the storey threshold.

Scenario 7

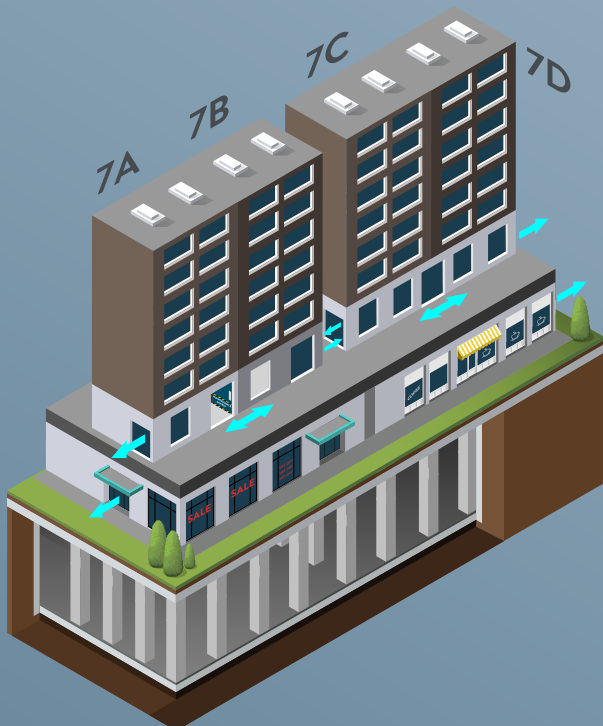


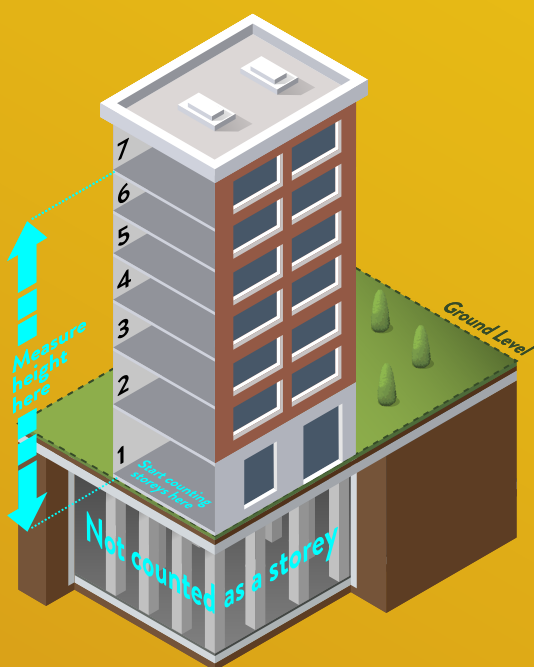
Diagram 7 shows four 7-storey towers on a shared podium containing shops. Towers 7A and 7B, each with their own entrances and access to the podium are independent sections and considered separate 'buildings' under the higher-risk regime.

Towers 7C and 7D share residential access, making them a combined independent section and one 'building' under the regime.

What makes an HRB?

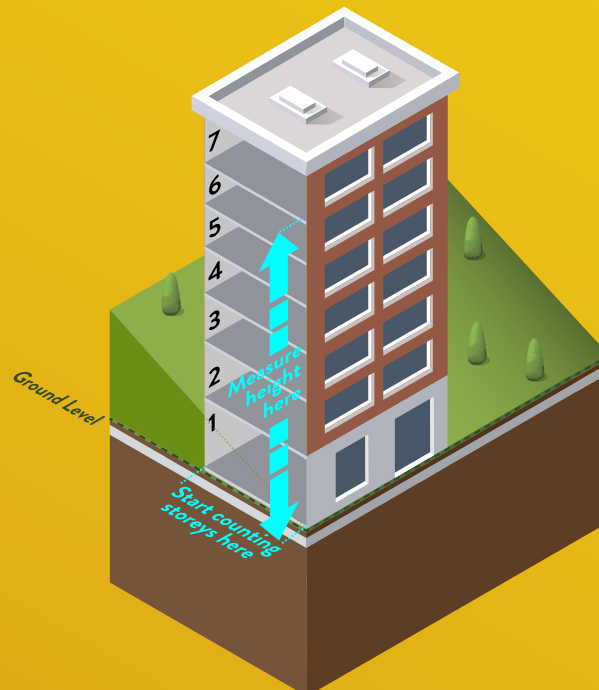
Height of New Buildings

Scenario A



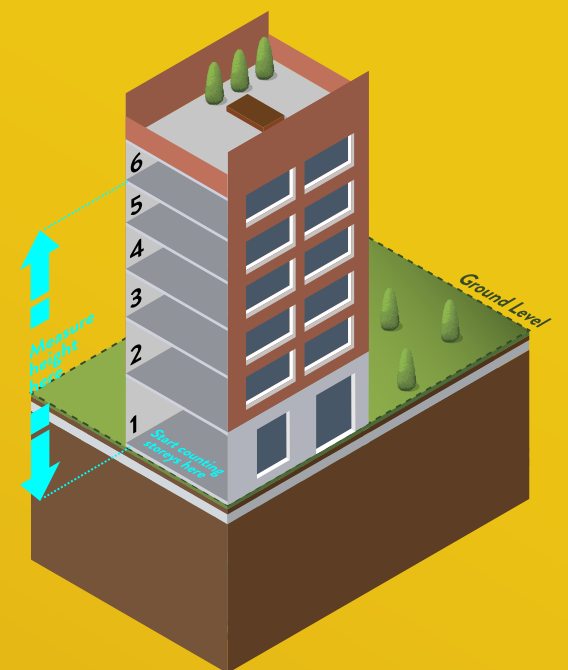
Storeys should be counted from the **first level above ground**, and height measured from ground level to the top storey's floor surface. In Diagram A, the building is 7 storeys high according to the Regulations.

Scenario B



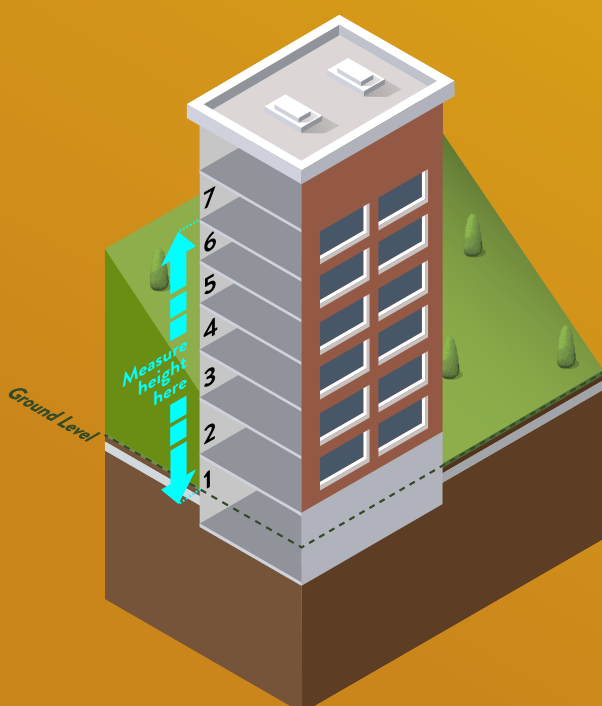
For buildings on sloped ground, ground level is the **lowest point touching the structure**. Height is measured from this lowest ground level to the top, and storeys are counted starting above ground level.

Scenario C



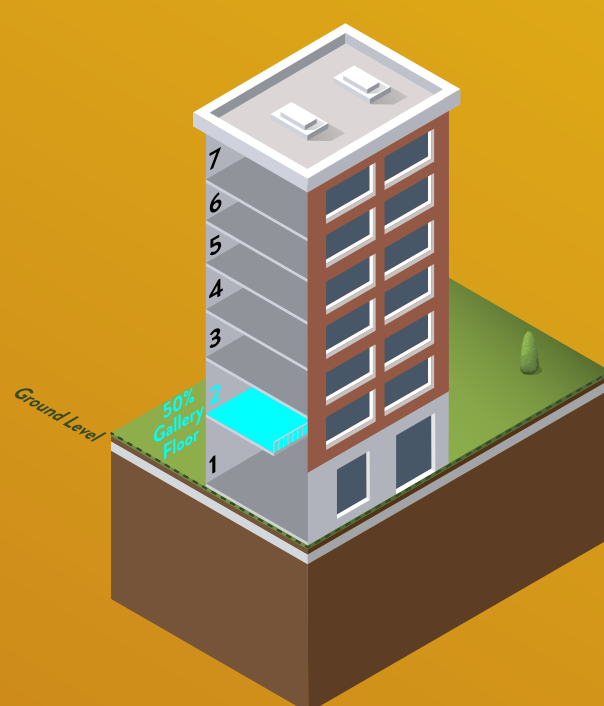
Measure height to the top storey's **floor surface**, excluding rooftop gardens. In buildings where the top level is machinery or plant rooms, height is measured to the floor of the storey below.

Scenario D



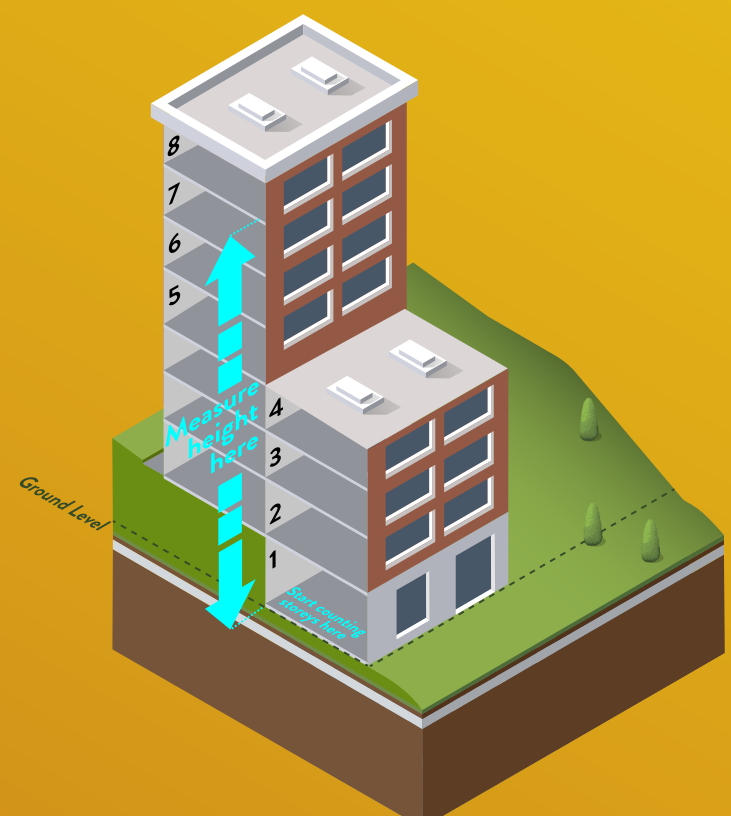
For a 7-storey residential tower on **sloped ground** with a rooftop plant room, **height is measured from ground level to the top residential storey**, not including the plant room.

Scenario E



A gallery floor **counts as a storey** if it **covers at least 50% of the internal area of the largest storey** above or below it. In Diagram E, the gallery floor is counted as a storey.

Scenario F

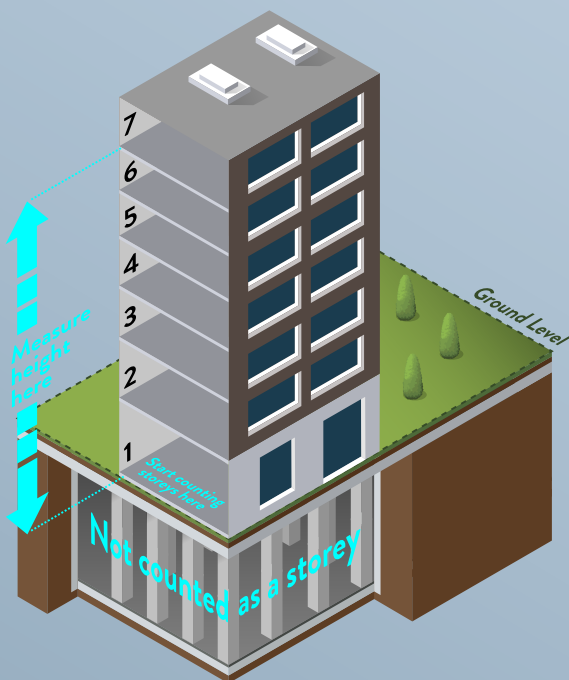


A 4-storey and 8-storey residential tower are connected by a party wall on sloped ground. This **combined structure is considered 8 storeys**.

What makes an HRB?

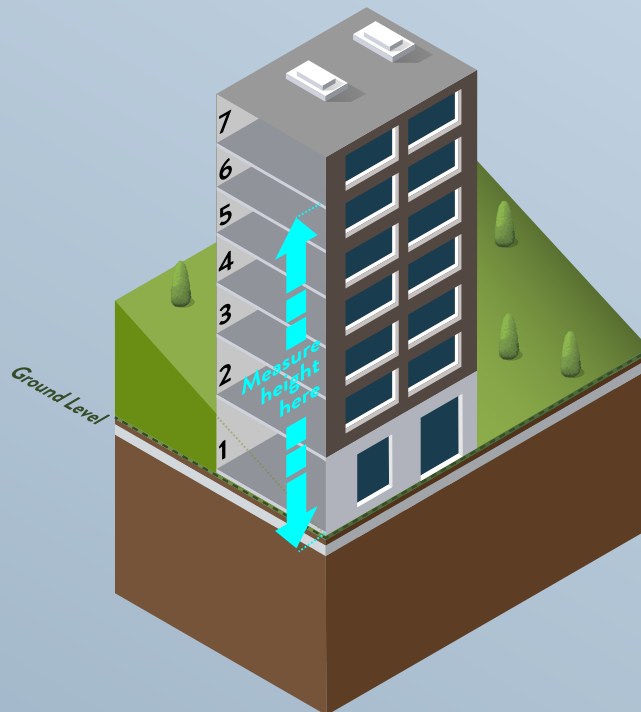
Height of Existing Buildings

Scenario A



For Diagram A, **storeys are counted from the first above-ground level**, and height is measured to the top storey's floor surface. This structure has 7 storeys.

Scenario B



For buildings on uneven ground, height is measured from the **lowest ground level touching the structure**, and storeys are counted starting above ground. The structure in Diagram B has 7 storeys.

Scenario C

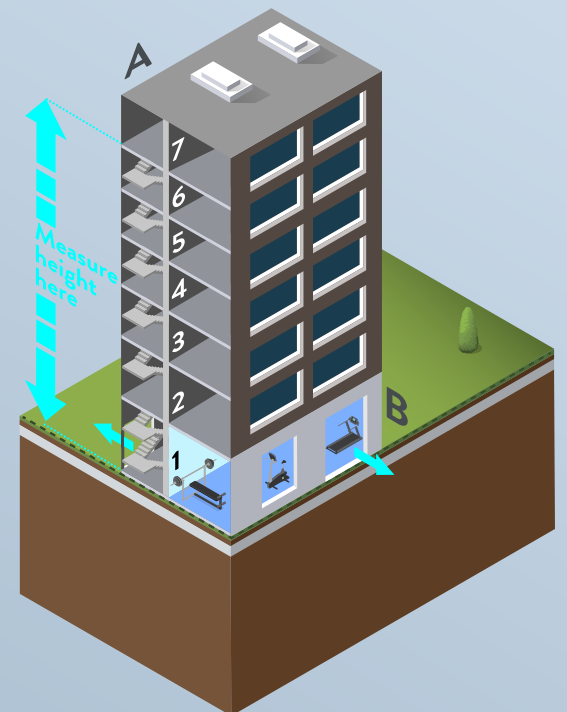


Diagram C shows a 7-storey residential tower (A) with a ground-floor gym (B) having separate access. Tower A is a higher-risk building with 7 storeys.

Scenario D

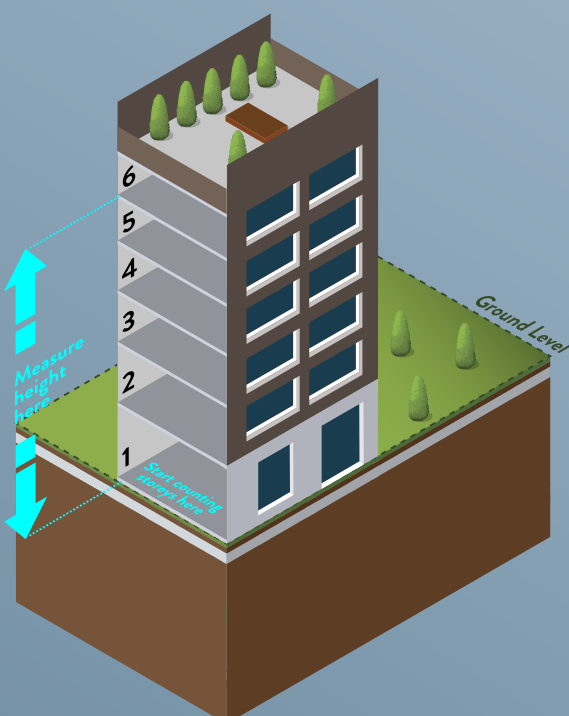


Diagram D shows a 6-storey residential tower with a rooftop garden. Height is measured to the top storey's floor surface, excluding the garden. The structure has 6 storeys.

Scenario E

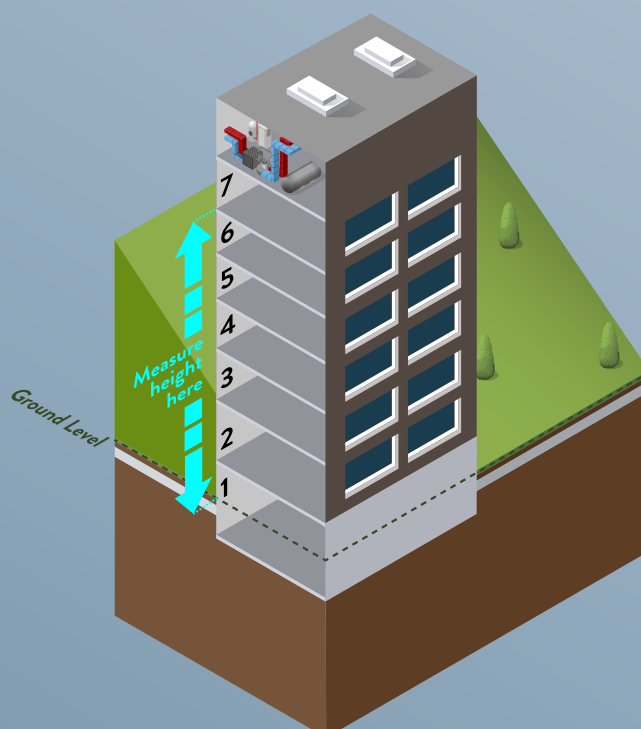


Diagram E shows a 7-storey tower on sloped ground with a rooftop plant room. Height is measured to the top storey's floor (not the plant room). The building is 7 storeys and higher-risk as it has two or more residential units.

Scenario F

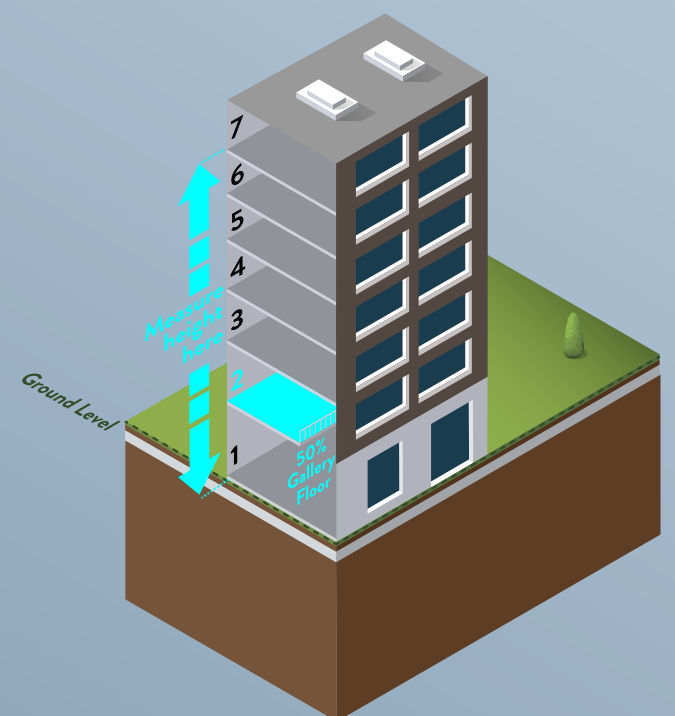


Diagram F shows a 7-storey tower with a gallery floor exceeding 50% of the area of the storey above. The gallery is counted as a storey, making the building 7 storeys.