

... the Director at his sole discretion may:

- () in calculating the gross floor area of any building or buildings erected or to be erected on the lot ... exclude :

...

- () any structure or floor space other than that referred to in sub-clauses ()(), ()() and ()() of this Special Condition, which has been excluded by the Building Authority from the calculation of gross floor area under the Buildings Ordinance, any regulations made thereunder and any amending legislation provided that the Director at his sole discretion may require the payment by the Purchaser of an additional premium and administrative fee as shall be determined by the Director for any structure or any floor space excluded under this sub-clause...

OR

... the Director at his sole discretion may:

- () in calculating the gross floor area of any building or buildings erected or to be erected on the lot ... exclude:

- () subject to the payment by the Purchaser of any premium and administrative fee as shall be determined by the Director:

...

- () any floor space or structure which has been excluded by the Building Authority from the calculation of gross floor area under the Buildings Ordinance, any regulations made thereunder and any amending legislation...