

**The Administration’s Response to Recommendations in the
Council for Sustainable Development’s Report on
“Building Design to Foster a Quality and Sustainable Built Environment”**

Item	Recommendation	Response & Action
(a)	Sustainable Building Design Guidelines	
1	<p>Building Separation</p> <p>To impose a mandatory requirement for an intervening space equivalent to 20% to 33.3% of the total frontage area of the building or buildings¹ depending on the size of the sites for new building development or redevelopment site areas no less than two hectares or with continuous building width of no less than 60 metres.</p> <p>(paragraph 4.2.1.1)</p>	<p>Agreed. This requirement will be mandated through various means: imposed, where possible, as a condition attached to a planning permission or as a lease condition in government land sales or lease modification/land exchange. The requirement will also be made a prerequisite for building applications seeking gross floor area (GFA) concessions for non-mandatory design and facilities such as podium and sky gardens, green and amenity features.</p>
2	<p>Building Separation – Adjustment Mechanism</p> <p>To work out a mechanism whereby adjustment of this requirement might be allowed upon scientific evidence (covering factors like site</p>	<p>Agreed. This adjustment mechanism will take the form of the Buildings Department (BD)’s existing Building Committee (BC) being expanded, on a need basis, to include non-Government experts from the relevant fields to provide expert advice on individual projects upon</p>

¹ According to the “Consultancy Study on Building Design that Supports Sustainable Urban Living Space in Hong Kong” commissioned by the Buildings Department on which the proposed building separation in the IR document is based, for sites smaller than two hectares with a façade of 60 metres or more, there should be a 20% intervening space. For sites larger than two hectares, there should be a 25% or 33.3% intervening space, depending on the building height.

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	<p>location and configuration, wind direction, air ventilation, urban climatic considerations, etc) produced by the party seeking it to prove that the deviations would result in the same performance as if the mandatory requirements were adhered to.</p> <p>(paragraph 4.2.1.1)</p>	<p>evidence or justifications for deviation from the prescribed requirements produced by the applicant. This expanded BC is intended to facilitate consideration of development proposals incorporating sustainable and innovative designs or deviations in various technical/professional aspects (e.g. energy efficiency, environmental performance, etc.).</p> <p>While Air Ventilation Assessment (AVA) system² is accepted as an assessment tool and the “Wind Velocity Ratio” is accepted as a performance-based indicator, the BD will explore further with experts in studying the application of other available technical tools (such as Urban Climatic Map) and related scientific considerations in the process of setting standards and guidelines, practices and procedures in the adjustment mechanism, especially in setting any case/site specific requirements within the adjustment mechanism.</p> <p>Regarding the development of a performance benchmark for AVA, corresponding study undertaken by the Planning Department (PlanD) entitled “Urban Climate Map and Standards for Wind Environment – Feasibility Study” is underway and is targeted for completion in 2010.</p>
3	<p>Building Setback</p> <p>To provide space with a width of not less than 7.5 metres measured from the centre line of street of less than 15-metre wide by mandatorily setting back new building developments or</p>	<p>Agreed. For implementation, please refer to item 1 above.</p>

² “Technical Guide for Air Ventilation Assessment for developments of Hong Kong” jointly issued by the then Housing, Planning and Lands Bureau and the then Environment, Transport and Works Bureau in 2006, subsequent to the completion of Planning Department’s “Feasibility Study for Establishment of Air Ventilation Assessment System” (the AVA Study) in 2005.

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	<p>redevelopments measured from ground level to a height of 15 metres. (paragraph 4.2.2.1)</p>	
4	<p>Building Setback – Adjustment Mechanism To work out a mechanism whereby adjustment of this requirement might be allowed having regard to factors like site area and configuration, wind direction, air ventilation, urban climatic considerations, pedestrian flow, local character, etc. (paragraph 4.2.2.1)</p>	<p>Agreed. For implementation, please refer to item 2 above.</p>
5	<p>Building Setback – Compensation Scheme To put together a justifiable compensation scheme under which property owners would be appropriately compensated for compliance with the mandatory building setback requirement with reference to the location, benefits to the public and/or other relevant factors. (paragraph 4.2.2.2)</p>	<p>Areas covered by mandatory building setback will be exempted from GFA calculation. In addition, the BD will continue to apply the statutory provision to grant bonus GFA of up to five times of the setback area subject to a maximum of 20% of the permitted plot ratio if such area is dedicated for public passageway. Otherwise no bonus GFA will be granted. No compensation will be provided if no dedication of private land is involved, or the statutory plan/lease condition does not allow GFA concessions due to special site circumstances such as special need to control the building mass.</p>
6	<p>Building Setback – Site Coverage at Podium Level To align government policies regarding setback, the Government should review the current</p>	<p>We agree with the Council that large podiums are one of the causes of street canyons as they hinder air flow from the upper stratum to the pedestrian level. We are reviewing the current maximum site coverage at podium level</p>

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	allowable maximum site coverage of 100 percent for the non-domestic part of buildings up to a height of 15 metres as allowed under the Building (Planning) Regulations (B(P)R) (Cap. 123 sub. leg. F), with a view to reducing such coverage. (paragraph 4.2.2.3)	and will pursue legislative amendment to section 20(3) of the B(P)R for reducing the coverage. The Regulation currently allows 100% site coverage at podium level up to a height of 15 m for non-domestic section of a composite building. The reduction in site coverage will increase permeability of the street space and improve the pedestrian environment condition. The reduced site coverage may also free up space for building setback and at-grade greening.
7	<p>Site Coverage of Greenery</p> <p>To impose mandatory requirement to provide greenery for sites no less than 1,000 m² in new building developments or redevelopments with fixed planting areas equivalent to 20% to 30% of the site areas³, including greenery at the ground level as a priority, and podium and roof levels, depending on the size of the sites. (paragraph 4.2.3.1)</p>	<p>Agreed. For implementation, please refer to item 1 above.</p> <p>Currently, a green coverage of 20-30% and a minimum green coverage at ground (or at-grade) level are usually specified in planning studies and planning briefs for new development or comprehensive redevelopment areas / sites.</p>
8	<p>Site Coverage of Greenery – Monitoring Mechanism</p> <p>To establish a monitoring mechanism with sanctions to ensure that the greenery is properly maintained throughout the life of the building.</p>	<p>Enforcing “green coverage” requirement through lease is both difficult and impractical. Instead of putting in place a formal monitoring mechanism with sanctions, we will step up public education to encourage owners and management companies to properly maintain the greenery in their properties. We are mindful of the difficulties in enforcing such requirements in developed</p>

³ According to the “Consultancy Study on Building Design that Supports Sustainable Urban Living Space in Hong Kong” commissioned by the BD on which the proposed greenery coverage in the IR document is based, for site area of 1,000 m² or more, there should be a minimum of 20% site coverage of greenery. For site area of two hectares and above, there should be a minimum of 30% site coverage of greenery.

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	(paragraph 4.2.3.1)	properties, in particular in domestic buildings where titles are sold to separate individual owners. We will consider further measures to encourage the public to maintain their greenery.
9	<p>Site Coverage of Greenery – Existing Buildings</p> <p>To provide technical and/or financial assistance in collaboration with other public bodies, professional bodies, and/or non-governmental organisations where appropriate to promote greening in existing buildings.</p> <p>(paragraph 4.2.3.2)</p>	<p>The Government has been collaborating with other public bodies, professional bodies and non-governmental organisations to promote greening in existing buildings. Award schemes are run by Leisure and Cultural Services Department to recognise good practices in housing estates. The newly established Greening and Landscape Office (GLO) in the Development Bureau (DEVB) will also help promote greening in existing buildings, in particular skyrise greening and vertical greening, by raising awareness, disseminating technical know-how and publicising success stories through organising exhibitions, seminars and experience-sharing sessions as well as posting information on the DEVB’s greening website. The GLO will collaborate with relevant stakeholders in taking this forward.</p> <p>Non-profit-making bodies may apply to the Environment and Conservation Fund for financial assistance on greening projects.</p>
10	<p>Site Coverage of Greenery – Vertical Greening</p> <p>To further explore and promote vertical greening for buildings by the Government and its partners.</p> <p>(paragraph 4.2.3.3)</p>	<p>The Government supports the wider adoption of vertical greening in Hong Kong and has been leading by example by incorporating vertical greening design in new and retrofitting building projects of the Government wherever practicable. The Government will continue its efforts in this regard by promoting awareness of vertical greening in Hong Kong, carrying out research to lower the technical threshold for adopting such greening technique and sharing technical know-how among parties concerned.</p>

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		<p>Moreover, the BD is considering to accept vertical greening (with a certain reduction factor) for the compliance with the requirement on site coverage of greenery, which is one of the pre-requisites for building applications seeking GFA concessions for non-mandatory design and facilities such as podium and sky gardens, green and amenity features.</p> <p>A publication of a set of guidelines on the greening requirements in respect of vertical greening and skyrise greening for Government projects is under preparation by the DEVB.</p>
11	<p>Site Coverage of Greenery – Greening in Public Realm</p> <p>To include greening in public sites and enhance greening in the public realm. (paragraph 4.2.3.4)</p>	<p>The Government has been actively promoting greening to improve the living environment through active planting, proper maintenance and preservation of vegetation. We have been proactively carrying out the greening measures set out in the Greening Master Plans (GMPs) for urban districts, and a study for formulating GMPs for the New Territories is under planning.</p> <p>The PlanD and Housing Department will jointly issue a set of interim guidelines for green coverage in public housing developments.</p>
12	<p>Site Coverage of Greenery – Greening Master Plan</p> <p>To expedite the use of GMPs for long-term greening strategy and measures to be incorporated in the planning process. (paragraph 4.2.3.4)</p>	As above.

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(b)	GFA Concessions (Note: A detailed summary of the new arrangement for GFA concessions for various features is at <u>Appendix</u>)	
13	Mandatory Features Status quo is recommended. (paragraph 4.3.1.1)	Mandatory features such as plant rooms for building services installations are essential for proper building operation and maintenance. If these features have to account for GFA calculation, developers may only provide mandatory features to the minimum standards which will affect the operation and/or maintenance thereof. In view of this, we agree with the Council that the current policy and practice of exempting such features from GFA calculation should continue. For consistency, we will re-categorise fire refuge floor currently treated as a feature exempted through the Building Authority's discretionary power as a mandatory feature. Furthermore, mandatory features' GFA will be assessed on their own and will not be made subject to the overall cap on GFA concessions (please see item 24 below).
14	Green Features – Balconies and Utility Platforms To reduce the level of GFA concessions for balconies and utility platforms. (paragraph 4.3.2.2)	Agreed. We will reduce the level of GFA concession by exempting only 50% of the area of a balcony from GFA calculation, subject to a maximum concession of 3 m ² or 2.5% of usable floor space of the flat (whichever is smaller). A minimum size of 2 m ² will also be imposed. Similarly, we will reduce the GFA concession for utility platforms by exempting only 50% of its area, subject to a maximum concession of 0.75 m ² .
15	Green Features – Non-structural Prefabricated Walls	Agreed. We will reduce the maximum thickness of walls to be exempted from GFA from 300 mm to 150 mm.

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	<p>The maximum thickness of non-structural prefabricated external walls to be exempted from GFA and site coverage calculations should be reduced, the magnitude of which should take into account the technical advancement in the production of prefabricated walls as well as the existing building safety standard.</p> <p>(paragraph 4.3.2.3)</p>	
16	<p>Green Features – Mail Delivery Rooms</p> <p>To do away with the GFA concessions for mail delivery room and it should not be classified as a green feature in the Joint Practice Notes.</p> <p>(paragraph 4.3.2.4)</p>	<p>Agreed. Mail delivery rooms and miniature logistic service rooms will no longer be exempted from GFA calculation.</p>
17	<p>Green Features – Wider Common Corridors</p> <p>Not to grant GFA concessions for wider common corridors unless natural ventilation is provided for. (paragraph 4.3.2.5)</p>	<p>Agreed. Wider common lift lobbies and corridors without natural ventilation will no longer be exempted from GFA calculation.</p> <p>The existing window opening requirements will be refined (to require natural ventilation by windows facing open air and of aggregate area not less than 5% of floor space of the lobby/corridor) in order to enhance natural ventilation to common lift lobbies and corridors.</p>
18	<p>Amenity Features – Recreational Facilities</p> <p>To reduce the level of GFA concessions for recreational facilities and clubhouse, especially for sites with higher domestic GFA.</p>	<p>Agreed. We will adopt a sliding scale for exemption of residential recreational facilities (including clubhouses) from GFA calculation based on the total domestic GFA of the development as follows –</p>

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	(paragraph 4.3.3.1)	<ul style="list-style-type: none"> – Not greater than 25,000m² : 5.0 %; – 25,001~50,000m² : 4.5% or 1,250m², whichever is greater; – 50,001~ 75,000m² : 4.0% or 2,250m², whichever is greater; – 75,001~100,000m² : 3.5% or 3,000m², whichever is greater; – 100,001~125,000m² : 3.0% or 3,500m², whichever is greater; – exceeding 125,000m² : 2.5% or 3,750m², whichever is greater. <p>Besides, we will require void spaces over entrance foyer, covered walkways and areas for accommodating building services (such as swimming pool filtration plant rooms) which are solely serving the residential recreational facilities to be included under the above caps.</p>
19	<p>Amenity Features – Management Facilities</p> <p>To review the level of GFA concessions for counter, kiosk, office store, guard room and lavatory for watchman.</p> <p>(paragraph 4.3.3.2)</p>	<p>We will limit GFA concessions for management facilities to ensure they will not be excessive in size –</p> <ul style="list-style-type: none"> – for non-domestic buildings, the amount of GFA to be exempted should not exceed 0.2% of the total non-domestic GFA subject to a maximum of 120 m²; and – for domestic buildings, the amount of GFA to be exempted should not exceed 0.2% of total GFA or 5 m² for every 50 flats, whichever is smaller.
20	<p>Car Parks – Review of Hong Kong Planning Standards and Guidelines</p> <p>To review and update the Hong Kong Planning Standards and Guidelines (HKPSG) on the provision of car parks having regard to factors</p>	<p>We agree that car parks are one of the major contributor to building bulk and height arisen from GFA concessions and warrant a critical review. The Transport Department (TD) has been conducting a consultancy study to review the guidelines on car parking provision for private residential developments in the HKPSG. When</p>

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	<p>including but not limited to: (1) accessibility to mass transport systems (e.g. proximity to MTR stations) and other means of public transport in the vicinity of the building; (2) traffic management issues (e.g. illegal parking, traffic flow data, etc); (3) realistic estimate of demand for car parking spaces with reference to the targeted market segment of the building, and any other relevant factors, to allow for flexibility.</p> <p>(paragraph 4.3.4.1)</p>	<p>reviewing the guidelines, the TD will take the Council's recommendations into account. The study is expected to complete by end 2010. Subject to the Study's findings, the relevant part of the HKPSG in relation to car parking requirements would be revised as appropriate.</p>
21	<p>Car Parks – Level of Concessions and Underground Car Parks</p> <p>To reduce the level of GFA concessions for car parks in general and promote underground car parks where technically feasible through provisions of relatively higher level of GFA concession as compared with that for their above-ground counterparts. Other factors such as energy efficiency in providing lighting and air ventilation to underground car parks should be taken into account in the design of the underground car parks.</p> <p>(paragraph 4.3.4.2)</p>	<p>100% GFA concessions will only be granted for underground car parks, while concessions for above-ground car parks will be granted at 50%, unless it is proven with sufficient evidence that it is technically infeasible (e.g. sites above railway routes or underground utilities) or totally unnecessary to construct an underground car park in a specific site.</p> <p>In addition, to complement Government's policy to promote the wider use of electric vehicles (EV), we will make it a requirement that only those parking spaces which are EV-charging enabling⁴ will be eligible for GFA concessions.</p> <p>It should also be noted that under item 6 above, regarding the reduction of maximum site coverage at podium level, when implemented, will have an indirect effect of encouraging the provision of car park on basement floors.</p>

⁴ Specifically, parking spaces are required to put in place at the building construction stage the infrastructure and conditions, including electrical wiring and provision of sufficient power supply, which are necessary for future installation of electric vehicle standard charging facilities.

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22	<p>Public passage or road widening</p> <p>The current policy and practice of incentivising such dedication may be maintained. (paragraph 4.3.5.1)</p>	<p>We note the Council's comments.</p> <p>Applications for bonus GFA are carefully scrutinised and such GFA will only be granted with the support from all concerned departments including the BD, PlanD, Lands Department (LandsD), TD, Highways Department. We will continue with such prudent practice and will enhance the same if necessary.</p>
23	<p>Categorisation of Different Features</p> <p>To review the categorisation of the mandatory, green and amenity features regularly with a view to timely identify what features are essential and should be mandatorily required with minimum standard specified and what features are merely desirable and whether their provision should continue to be incentivised with GFA concessions having regard to desirability in terms of improving the environment, benefits to the residents, whether they are value-adding, market trends, and any other relevant factors. (paragraph 4.3.6.1)</p>	<p>The BD regularly reviews the definition of essential and mandatory features e.g. access facilities for telecommunications and broadcasting services and refuse storage and material recovery rooms to promote waste recycling were included as mandatory features in 2000 and 2008 respectively. The BD will continue the review regularly as suggested in the report.</p> <p>In this particular exercise, based on the Council's broad directions, we have reviewed each and every of the building design features that are given GFA concessions. We agree with the Council to maintain status quo for mandatory features, and reduce/remove GFA concessions for some of the green/amenity features. We have tackled car parks separately (please refer to items 20 and 21 above). Furthermore, apart from bonus GFA, car parks, mandatory features, design features benefiting the neighbourhood (such as sky garden and podium garden), essential plant rooms and voids in certain non-domestic developments, all the other features will be subject to an overall cap on the GFA concessions that may be granted (please refer to item 24 below). A full account of our proposals on GFA concessions is at the <u>Appendix</u>.</p>

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24	<p>Capping GFA Concessions</p> <p>To impose an overall cap on the total GFA concessions to be granted and taking into account the individual caps in place for different features, and the actual experience gained upon implementation of the requirement, to consider, in the longer run, adopting a more performance-based and site-specific approach in determining the overall cap. For example, the Government may consider the feasibility of prescribing different levels of the overall cap corresponding to the overall environmental performance of the building by reference to certain benchmarks (e.g. BEAM Plus rating⁵), i.e. the higher the rating, the higher the overall cap.</p> <p>(paragraph 4.3.7.1)</p>	<p>We will impose an overall cap of 10% for both domestic and non-domestic buildings on the GFA concessions for all green and amenity features (excluding bonus GFA, car parks, mandatory features, sky gardens, podium gardens, essential plant rooms and voids in certain non-domestic developments) in new building developments.</p> <p>We will, in collaboration with the Hong Kong Green Building Council (HKGBC), further explore the adjustment mechanism to the overall cap based on the environmental performance of buildings using assessment tools such as the BEAM Plus Assessment conferred by the HKGBC as a longer term objective.</p>
25	<p>Administration of GFA Concessions – Communication Channel with Industry</p> <p>To establish a channel through which the Building Authority could regularly communicate with the industry, professional bodies, academia, etc. with a view to keeping abreast of the latest</p>	<p>Since 2009, the BD has established a quarterly discussion forum under the Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers Committee to exchange information and share experience on topical issues (e.g. new technologies, materials and industrial practice as well as government procedures/practice and application of the Buildings Ordinance relating to the building industry) with building professionals. We</p>

⁵ The new version of BEAM Plus, recognised by the Hong Kong Green Building Council, helps owners to make use of one assessment methodology with all good practices in planning, design, construction, management, operation and maintenance of buildings, and is aligned with relevant local and international standards to demonstrate the overall qualities of a building, be it a new or redevelopment building or one that is in use.

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	<p>development in technology, building design, and the property market so that these factors can be taken into account in the review of the administration of GFA concessions.</p> <p>(paragraph 4.3.8.2)</p>	<p>will continue to keep abreast of the latest development of the building industry and review the policies as necessary.</p>
26	<p>Dissemination of Information on GFA Concessions</p> <p>To require the disclosure of information on GFA concessions granted for all features in sale brochures of new developments in layman-friendly ways.</p> <p>(paragraph 4.3.8.3)</p>	<p>To enhance the transparency of information on area and pricing, the Transport and Housing Bureau (THB) standardised the definition of “saleable area” and the format of the price lists for first-hand uncompleted private residential properties in October 2008. The standardised price list template provides breakdown of the GFA of a unit in terms of the standardised “saleable area” (with further breakdown into the areas for balcony, utility platform (if any)), bay window, air conditioning plant room, apportioned share of common areas, and other areas of the unit such as roof and flat roof. Also, it provides information on flat price per square foot/metre in “saleable area” of individual flats.</p> <p>To enhance transparency of information on GFA concessions in building developments, the BD has issued a revised practice note requiring detailed breakdowns of all GFA concessions granted in new building developments to be shown on final building plans for projects in respect of which an application for occupation permit is submitted on or after 1 September 2010. The summary of such information will also be published on the BD’s website after issuance of occupation permits for the developments. But information on the GFA concessions so required is on an aggregate basis (as opposed to a flat by flat basis) and can only be disseminated upon completion of</p>

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		<p>the building (i.e. after the occupation permit is issued).</p> <p>To further enhance the transparency of property information in the sales brochures of uncompleted first-hand private residential properties, the THB will require inclusion of the following information in the sales brochures of uncompleted first-hand private residential development which the LandsD has granted pre-sale consent –</p> <ul style="list-style-type: none"> (a) breakdown of GFA concessions obtained for all features; (b) rating of BEAM Plus Assessment conferred by the HKGBC; and (c) estimated energy consumption. <p>The THB will continue to work with the Consumer Council, Real Estate Developers Association and Estate Agents Authority to enhance public awareness on area information, including the standardised definition of “saleable area”.</p>
27	<p>Review of Administration of GFA Concessions</p> <p>To review the administration of GFA concessions from time to time with a view to adopting a holistic, performance-based and site-specific approach taking into account different aspects covering urban planning, site configuration, technological advancement, environmental performance of the concerned building features and designs (e.g. building separation, building</p>	<p>The BD will continue the review regularly as suggested in the Council’s report.</p> <p>As mentioned in item 24 above, we will, in collaboration with the HKGBC, further explore the adjustment mechanism to the overall cap based on the environmental performance of buildings using assessment tools such as the BEAM Plus Assessment conferred by the HKGBC.</p>

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	<p>setback, greenery coverage, energy efficient features, building height, etc), overall environmental performance of the building as a whole, and availability of other appropriate incentive schemes, to the extent possible.</p> <p>(paragraph 4.3.8.4)</p>	
28	<p>Projecting Windows, commonly known as “Bay Windows”</p> <p>To review the desirability of bay windows and the current policy and practice of their exclusion from being counted in plot ratio. The review should be in the context of whether bay windows would improve the overall environmental performance of buildings and if affirmative, to what extent.</p> <p>(paragraph 4.3.9.1)</p>	<p>Subject to compliance with certain criteria, a projecting window is a projection that does not fall within the definition of GFA. It is not treated as a green or amenity feature attaching GFA concessions.</p> <p>The BD will impose a new requirement to reduce the maximum extent of projection (i.e. depth of bay windows) from 500 mm to 100 mm from the outer face of external wall. The BD has also commissioned a consultancy study entitled “Design and Construction Requirements for Residential Buildings for Energy Efficiency”, which would help us better understand the extent to which projecting windows could improve the overall environmental performance of a residential building.</p>
(c)	Building Energy Efficiency	
29	<p>Building Energy Efficiency – Review of Building Energy Codes</p> <p>To periodically review and enhance the subsequent statutory level of energy efficiency required under the mandatory Building Energy Codes to align with the swift advancement of</p>	<p>The Government has been reviewing the Building Energy Codes (BECs) from time to time, having regard to the latest technological development. Mandatory compliance with the BECs will be required under the Buildings Energy Efficiency Bill which is being scrutinised by the Legislative Council. Periodic review of the BECs will continue to be conducted.</p>

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	<p>related technology. (paragraph 4.4.1)</p>	<p>In view of latest technological development, we consider that there might be room to further tighten the standards for building services installations, in particular lighting installations, in the coming few years. We will actively pursue the enhancement of energy efficiency standard of the BECs taking account of relevant latest developments.</p>
30	<p>Building Energy Efficiency – Existing Buildings</p> <p>To step up the provision of technical and/or financial assistance for existing building owners to encourage them to retrofit their buildings with energy efficient features/installations. (paragraph 4.4.1)</p>	<p>The Government launched the Buildings Energy Efficiency Funding Schemes in April 2009 with funding from the Environment and Conservation Fund. The funding schemes provide subsidies to incentivise building owners to conduct energy-cum-carbon audits and energy efficiency projects for their buildings.</p> <p>The Government has already been providing technical advice through guidelines or voluntary schemes etc. regarding energy efficiency features/installations for buildings, e.g. energy efficiency lighting options such as light emitting diodes (LED), water-cooled air conditioning systems etc. The Government will continue to step up efforts in this connection.</p>
31	<p>Building Energy Efficiency – Benchmarking and Accreditation</p> <p>To further promote the use of benchmarking and accreditation system (e.g. BEAM Plus or other assessment method to be developed by the HKGBC covering different building environmental performance) for building energy efficiency and lifecycle building energy content to promote energy efficiency in both building's</p>	<p>The Government supports the promotion of benchmarking and accreditation systems. We recognise that benchmarking and accreditation systems such as BEAM Plus Assessment conferred by the HKGBC are effective means to promote sustainable building design and construction. To lead by example, we have already promulgated vide a joint technical circular by the DEVB and Environment Bureau (ENB) that new government buildings with construction floor area exceeding 10,000 m² would achieve at least the second highest rating in a recognised assessment system such as</p>

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	<p>operation phase and construction phase. This may also be supplemented by greenhouse gas benchmarking. The accreditation of buildings may also be published online for public's easy reference to raise awareness.</p> <p>(paragraph 4.4.2)</p>	<p>BEAM Plus Assessment conferred by the HKGBC.</p> <p>To give impetus to private sector buildings, we propose that as prerequisites to seek GFA concessions for non-mandatory features and green and amenity features, buildings should be subject to BEAM Plus Assessment conferred by the HKGBC and submit its estimated energy consumption for the common parts (for domestic developments) or for the entire building (for non-domestic developments). Such pieces of information should be disclosed to perspective buyers in sales brochure. After the issuance of occupation permit for the buildings, the BD will publicise such information on its website.</p>
32	<p>Building Energy Efficiency – District Cooling System</p> <p>To extensively implement district cooling system across Hong Kong where appropriate.</p> <p>(paragraph 4.4.3)</p>	<p>Plans are underway to set up a district cooling system (DCS) for the Kai Tak Development (KTD). The Government would actively explore the feasibility of developing similar systems in other sites where appropriate and seriously consider mandating property developments at KTD to use DCS.</p>
33	<p>Building Energy Efficiency – Additional Building Design Guidelines</p> <p>To consider providing additional building design guidelines to provide clear directions for the industry in the design of energy efficient buildings.</p> <p>(paragraph 4.4.4)</p>	<p>The Government has been promoting the application of the BECs, which stipulates the minimum energy performance standards of most energy-consuming installations of a building, including lighting, air-conditioning, electrical and lift and escalator installations. Building designers have been encouraged to adopt the BECs. The Government will review the BECs from time to time, having regard to technological advancement.</p> <p>The Government will also take advantage of new opportunities arising from public projects in new development areas (e.g. Kai Tak),</p>

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		<p>to explore implementing projects that could achieve an even higher energy efficiency standards.</p> <p>The BD has commissioned a consultancy study entitled “Design and Construction Requirements for Residential Buildings for Energy Efficiency”. The study will explore the possibility for formulating mandatory standards and requirements for energy efficient building design and construction in residential buildings. The Department aims to complete the consultancy study in 2011-12.</p>
34	<p>Building Energy Efficiency – Role of Government</p> <p>To take a lead by setting a target in implementing energy efficiency initiatives in public buildings and promulgating the timeframe for achieving the target to provide a role model to showcase energy efficient building design and practices for the private sector.</p> <p>(paragraph 4.4.4)</p>	<p>The Government is committed to leading by example in promoting green buildings. In April 2009, the DEVB and ENB jointly promulgated a comprehensive target-based environmental performance framework for new and existing Government buildings, which sets targets in various environmental aspects, such as energy efficiency, renewable energy, indoor air quality and greenhouse gas emissions. New and existing Government buildings should adopt the framework set out unless it is technically or functionally not feasible, or economically excessive as compared with the overall project costs.</p> <p>For example, all existing Government buildings should continue with its energy saving efforts, with a view to achieving a 5% saving on the total electricity consumption from 2009-10 to 2013-14 after discounting activity changes.</p> <p>Regular reviews will be conducted to update the targets in the light of technical advancement.</p> <p>To step up our efforts, \$130 million was allocated in the 2009-10 Budget to carry out works to enhance energy efficiency of</p>

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		<p>government buildings and public facilities. Upon completion of the projects, it is estimated that there would be an annual saving of electricity cost of about \$12 million. We are also implementing a package of \$450 million minor works projects to improve the green performance of government buildings. Of the total \$450 million, \$206.5 million would be used for implementing energy-saving projects and retrofitting of plumbing appurtenance with water saving devices in government buildings and schools. Upon completion of these initiatives, it is estimated that there would be annual saving of electricity cost of about \$19.3 million.</p>
35	<p>Building Energy Efficiency – Review of Existing Standards and Regulations</p> <p>To consider reviewing the relevant regulations in terms of architectural design and building fabrication for reducing energy consumption in buildings and the scope of application of the Overall Thermal Transfer Value (OTTV) in buildings with a view to extending its application to residential buildings.</p> <p>(paragraph 4.4.5)</p>	<p>To save electricity consumption in air-conditioning for the commercial buildings and hotels, the Building (Energy Efficiency) Regulation (B(EE)R) (Cap. 123 sub. leg. M) requires the external walls and roofs of these buildings to be designed and constructed with a suitable OTTV which is stipulated in the Code of Practice for OTTV in Buildings. The BD has recently reviewed the current OTTV standards and will tighten up the OTTV standard by 20% (from 30 w/m² to 24 w/m² for building towers and from 70 w/m² to 56 w/m² for podiums). Preliminary assessment shows that the 20% reduction could achieve 2.4 to 4.4 % energy saving depending on the floor layout of the building and type of air conditioning system.</p> <p>As mentioned in item 33 above, the BD has commissioned a consultancy study entitled “Design and Construction Requirements for Residential Buildings for Energy Efficiency” to examine how to enhance energy efficient building design and construction in residential buildings.</p>

Item	Recommendation	Response & Action
36	<p>Building Energy Efficiency – Interface with Sustainable Building Design</p> <p>To consider issues such as building separation, building setback and urban greenery in concert with energy efficiency measures for reducing the overall energy demand in buildings for energy-driven ventilation, air-conditioning, artificial lighting, etc.</p> <p>(paragraph 4.4.6)</p>	Please see items 1, 3, 7 and 35 above.
37	<p>Building Energy Efficiency – Public Education</p> <p>To further enhance the promotion and education for the public on green lifestyles with a view to “amplifying” the maximum attainable energy efficiency of the building hardware.</p> <p>(paragraph 4.4.7)</p>	The Government will continue to enhance its efforts on publicity and education for the public on green lifestyles.
(d) Built Environment from a Wider Perspective		
38	<p>Role of Government – Enhanced Co-ordination</p> <p>To enhance co-ordination between the relevant bureaux/departments concerning the built environment so that the whole process from planning, provision of infrastructures, the sale of</p>	The Government will continue to enhance its coordination between bureaux and departments. For example, the BD, LandsD and PlanD issued Joint Practice Notes 3 and 4 to streamline the processing of land and building developments and to set out the development control parameters on which the three departments adopted similar practices broadly.

Item	Recommendation	Response & Action
	<p>land, up to design, development and operation of buildings would incorporate sustainability considerations.</p> <p>(paragraph 4.5.1.2)</p>	
39	<p>Role of Government – Partnership with Stakeholders</p> <p>To forge stronger partnership with other stakeholders, including building professionals of different disciplines, developers, non-government organisations and the public to take forward future initiatives for achieving a quality and sustainable built environment.</p> <p>(paragraph 4.5.1.3)</p>	<p>The success in promoting green buildings hinges largely on public and community support, including the professional sector. The HKGBC was established as a result of collaboration with professional sector.</p> <p>The HKGBC will engage the community, industry and the Government in formulating green building practices and promoting their wider adoption, aspiring for quality and sustainability at every stage of the building life cycle. The HKGBC promulgated on 1 April 2010 a distinctive green building assessment method for Hong Kong (BEAM Plus).</p> <p>As mentioned in item 25 above, since 2009, the BD has established a quarterly discussion forum under Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers Committee to exchange views with building professionals on a regular basis.</p>
40	<p>Role of Government – Being a Role Model</p> <p>To be a role model in adopting sustainable building design and energy efficient features in public funded buildings and promote such design and features to other private developments.</p> <p>(paragraph 4.5.1.4)</p>	<p>As mentioned in items 31 and 34 above, Government buildings will follow the framework as set out in April 2009 in adopting green building design and energy efficient features. All new Government buildings with construction floor areas of more than 10,000 m² will aim to obtain the second highest grade or above under the assessment systems recognised locally or internationally.</p>

Item	Recommendation	Response & Action
41	<p>Role of Government – Promotion of Accreditation Systems</p> <p>To introduce and/or promote the use of accreditation system(s) as a benchmark for measuring the environmental performance of the building as a whole and various building designs, features and installations.</p> <p>(paragraph 4.5.1.4)</p>	Please see item 31 above.
42	<p>Regulatory Review – Building Controls</p> <p>To further enhance the review and updating of the regulatory regime and the Buildings Department’s practice notes with reference to the latest development in the world, and to keep abreast of community aspirations on the built environment in view of changes to building design, technology and sustainability concerns. The following public views may be useful for the Government’s consideration on where to start the process: (1) to review some of the BD’s practice notes to encourage/promote quality building design (e.g. for flexible approach to protruding and recessive parts of building in terms of GFA and site coverage calculation); (2) the OTTV be updated and the scope of OTTV requirements be extended; and (3) to review the</p>	<p>The BD will continue to review and update the regulations as mentioned above.</p> <p>Regarding (1) (to review the BD’s practice notes to encourage / promote quality building design), the BD has conducted an internal review on the acceptance criteria for areas under overhangs in terms of GFA calculations. The Department will consult the industry and implement the proposal shortly.</p> <p>Regarding (2) & (3) (to review OTTV and 100% maximum site coverage requirements), please see items 35 and 6 above respectively.</p>

Item	Recommendation	Response & Action
	<p>current maximum allowable site coverage of 100 percent for the non-domestic part of buildings up to a height of 15 metres.</p> <p>(paragraph 4.5.2.1)</p>	
43	<p>Regulatory Review – Benchmarking</p> <p>To introduce building design standards where appropriate e.g. AVA, building lifecycle carbon audit, etc for benchmarking.</p> <p>(paragraph 4.5.2.2)</p>	<p>The PlanD has commissioned the Urban Climatic Map Study to prepare the Urban Climatic Planning Recommendation Map and to refine the AVA system. Subject to the study findings, a more scientific and objective basis would be provided for assessing the impacts of development proposals with respect to urban climatic and air ventilation considerations.</p>
44	<p>Regulatory Review – Accreditation System</p> <p>To promote the use of accreditation system(s) (e.g. BEAM Plus) to distinguish sustainable buildings (e.g. the Government would only rent buildings that have been accredited).</p> <p>(paragraph 4.5.2.3)</p>	<p>Please see item 31 above.</p>
45	<p>Planning Issues – Planning Considerations</p> <p>To consider incorporating more scientific considerations in the planning process, e.g. collection and use of scientific data such as the Urban Climatic Map, AVA results, etc with the aid of 3-D modeling in prescribing site/district-specific development/design</p>	<p>The PlanD has been undertaking AVA, VIA and 3-D modelling as appropriate in planning an area. While these technical assessments themselves involve systematic data collection and objective analysis, they may inevitably involve professional judgment and may not be entirely “scientific”. And the planning process itself is an art of balancing among various considerations, including community value.</p> <p>The Technical Circular on AVA jointly issued by the then Housing,</p>

Item	Recommendation	Response & Action
	<p>parameters where appropriate. Considering that conducting AVA and visual impact assessments (VIA) for small sites may not be useful and cost-effective, AVA and VIA may be conducted on a case-by-case basis.</p> <p>(paragraph 4.5.3.3)</p>	<p>Planning and Lands Bureau and the then Environment, Transport and Works Bureau in 2006 has stipulated categories of major government projects under which AVA needs to be undertaken during the planning stage.</p> <p>The Town Planning Board (TPB) Guidelines on Submission of Visual Impact Assessment to the TPB was endorsed by the TPB and promulgated for public information in July 2010. The requirements for AVA and VIA are determined with reference to the likely project impacts.</p>
46	<p>Planning Issues – Urban Design Plans</p> <p>To adopt an urban design plan to provide for detailed macro-level planning e.g. building density distribution, ridgelines, harbour-front, infrastructure, conservation, district character, etc down to micro-level planning such as harmony between built and natural environments (e.g. preservation of breezeways, natural light penetration, natural greenery, etc), streetscape, human scale considerations, and so on.</p> <p>(paragraph 4.5.3.4)</p>	<p>Currently, the Urban Design Guidelines as Chapter 11 of the HKPSG have provided a set of qualitative guidelines on planning with the key urban design elements at both strategic and local planning levels. Urban design frameworks have been formulated in strategic planning frameworks such as Metroplan and the Harbour Plan Review as well as individual planning studies. In reviewing the Outline Zoning Plans and taking forward individual development projects, development parameters to accord with the urban design principles have also been applied and incorporated as appropriate.</p> <p>It is envisaged that opportunity could be taken to suggest urban design elements in the context of discussion of the 4Rs (i.e. Redevelopment, Rehabilitation, pReservation and Revitalisation) at the District Urban Renewal Forums proposed under the Urban Renewal Strategy Review.</p>

Item	Recommendation	Response & Action
47	<p>Planning Issues – Greening Master Plans</p> <p>To expedite the use of Greening Master Plan for long-term greening strategy and measures to be incorporated in the planning process.</p> <p>(paragraph 4.5.3.5)</p>	Please see item 12 above.
48	<p>Planning Issues – Review of HKPSG</p> <p>To review and update the HKPSG, with reference to the recommendations herein contained, in particular the provision of car parks, with due regard to overseas best practices, latest advances in technology, the local context, etc.</p> <p>(paragraph 4.5.3.6)</p>	<p>The HKPSG will be revised and updated from time to time to incorporate latest requirements.</p> <p>Please also see item 20 above.</p>
49	<p>Information and Transparency – GFA Concessions</p> <p>To require that information relating to GFA concessions granted for various features be provided in sales brochures of new developments in layman-friendly ways.</p> <p>(paragraph 4.5.4.2)</p>	Please see item 26 above.
50	<p>Information and Transparency – Allotted Common Area</p> <p>Besides a breakdown of the constituents of</p>	To enhance the transparency of information on area and pricing, the THB standardised the definition of “saleable area” and the format of the price lists for first-hand uncompleted private residential properties

Item	Recommendation	Response & Action
	<p>“saleable area”, to make available the “gross floor area” of a flat unit with a breakdown of the apportioned share of common area, so that information relating to the other areas not within the flat unit but allotted thereto will be shown in an easily understandable way.</p> <p>(paragraph 4.5.4.3)</p>	<p>in October 2008. The standardised price list template provides breakdown of the GFA of a unit in terms of the standardised “saleable area” (with further breakdown into the areas for balcony, utility platform (if any)), bay window, air conditioning plant room, apportioned share of common areas, and other areas of the unit such as roof and flat roof. Also, it provides information on flat price per square foot/metre in “saleable area” of individual flats.</p> <p>The THB will require developers to provide further breakdown on apportioned share of common area, taking into account the professional input from the relevant professional body.</p>
51	<p>Education</p> <p>To take specific actions to promote sustainable developments in different aspects, especially energy consumption, transportation modes, waste recycling, etc. with a view to changing the public’s habit toward a more sustainable lifestyle.</p> <p>(paragraph 4.5.5.1)</p>	<p>The Government has been collaborating with different sectors to pursue sustainable development in Hong Kong. The Government will continue to initiate and facilitate the integration of sustainable development into new Government initiatives and programmes and generally in the community.</p>

Development Bureau

October 2010

New Arrangement for Control on Gross Floor Area (GFA) Concessions

Features	Existing Exemption Criteria	New Arrangement
Overall Cap		
Overall Cap for Green and Amenity Features	N/A	<ul style="list-style-type: none"> ● To impose an overall cap on the total GFA concessions (excluding bonus GFA, GFA concessions for car parks, communal sky/podium gardens, mandatory features, essential plant rooms, as well as voids of shopping mall, cinema, auditorium, etc, in non-domestic developments) in new building developments ● Cap at 10.0% (for both domestic and non-domestic developments) ● Overall cap to cover the following features – <ul style="list-style-type: none"> – green features (including balconies, utility platforms, wider common corridors and lift lobbies, non-structural prefabricated external walls, wing walls, wind catchers and funnels, noise barriers, and acoustic fins) – amenity features (including residential recreational facilities, horizontal screens of covered walkways/ trellis, management facilities, larger lift shaft areas, voids in duplex flats/houses, pipe ducts/air ducts/chimney shafts, non-mandatory plant rooms, plant rooms and covered floor spaces to accommodate energy efficient or environmentally friendly systems/features,

Features	Existing Exemption Criteria	New Arrangement
		<p>and voids for entrances in non-domestic buildings)</p> <ul style="list-style-type: none"> ● Pre-requisites for granting GFA concessions for non-mandatory features and green and amenity features – <ul style="list-style-type: none"> – compliance with the Sustainable Building Design Guidelines concerning building separation, building setback and site coverage of greenery, where applicable – submission of the estimated energy performance / consumption for the common parts (for domestic developments) or for the entire building (for non-domestic developments), and the provisional BEAM Plus Assessment conferred by the Hong Kong Green Building Council (HKGBC) for the building (but without mandating the grading obtained) ● To require disclosure of the following information, where applicable, in the sales brochure of the development concerned as a condition for granting of GFA concessions for non-mandatory features such as communal podium and sky gardens, green and amenity features and to publicise such information on the BD’s website after the issuance of occupation permit for the development – <ul style="list-style-type: none"> – the estimated energy performance / consumption and the provisional BEAM Plus Assessment conferred by the HKGBC – the formal BEAM Plus Assessment conferred by the HKGBC within 3 months of issue of occupation permit by the BD (which should also be submitted to the BD)

Features	Existing Exemption Criteria	New Arrangement
Cap on Selected Green Features	<ul style="list-style-type: none"> ● Covering balconies, wider common corridors and lift lobbies, sunshades, acoustic fins, wing walls, wind catchers and funnels, and mail delivery room with mailboxes ● Cap at 8% of total permitted GFA 	<ul style="list-style-type: none"> ● To do away ● One overall cap will control building bulk and provide flexibility
Green Features (Subject to Overall Cap)		
(1) Balconies	<ul style="list-style-type: none"> ● GFA concession = 4% of usable floor space of the unit (minimum = 2 m²) ● Maximum GFA concession per flat unit = 5 m² ● Minimum balcony size = 2 m² 	<ul style="list-style-type: none"> ● To exempt only 50% of balcony area ● GFA concession = 2.5% usable floor space of the unit (minimum = 1 m²) ● Maximum GFA concession per flat unit = 3 m² ● Minimum balcony size = 2 m² ● No restriction on subsequent merging of flat units¹ <p>Example – A flat unit with usable floor space of 50 m² will be eligible for a GFA concession of 1.25 m² for its balcony (total balcony size = 2.5 m²), whereas under the existing system, it is eligible for a balcony of 2 m² which could be fully exempted from GFA calculation.</p>

¹ The GFA concession for balcony/utility platform is currently granted on a flat unit basis, i.e. minimum/maximum balcony area of 2/5 m² and maximum utility platform area of 1.5 m² per residential flat. Therefore, currently without control on the overall cap for GFA concessions, merging of units with balconies/utility platforms might be considered as a breach of the exemption criteria (e.g. the total area of balconies/utility platforms per “merged unit” exceeds 5 m²/1.5 m²). Under the new arrangement, balconies and utility platforms will be subject to the overall cap, hence the restriction may be relaxed.

Features	Existing Exemption Criteria	New Arrangement
(2) Utility Platforms	<ul style="list-style-type: none"> ● Maximum GFA concession = 1.5 m² 	<ul style="list-style-type: none"> ● To exempt only 50% of utility platform area ● Maximum GFA concession = 0.75 m² ● No restriction on subsequent merging of flat units¹
(3) Mail Rooms/Mail Delivery Rooms with mail boxes	<ul style="list-style-type: none"> ● 16 m² for a block size of 320 domestic flats ● 60 m² for non-domestic buildings 	<ul style="list-style-type: none"> ● To do away ● No GFA concessions
(4) Wider Common Corridors and Lift Lobbies	<ul style="list-style-type: none"> ● Without natural ventilation – width of corridor² between 1,200 mm and 1,800 mm (i.e. exemption ≤ 0.6 m) and width of lift lobby between 1,650 mm and 2,200 mm (i.e. exemption ≤ 0.55 m) may be exempted ● With natural ventilation – width of corridor² between 1,200 mm and 2,200 mm (i.e. exemption ≤ 1m) and width of lift lobby between 1,650 mm and 2,500 mm (i.e. exemption ≤ 0.85 m) may be exempted ● Only applicable to floors other than the main entrance hall of residential buildings 	<ul style="list-style-type: none"> ● To exempt only if natural ventilation is provided ● To follow existing criteria if with natural ventilation ● Natural ventilation should be provided by windows facing open air and of aggregate area ≥ 5% of floor space of the common corridor/lobby ● Only applicable to floors other than the main entrance hall of residential buildings <p>Example – A common corridor with natural ventilation with a width of 2,000 mm and a length of 10 m will be eligible for a GFA concession of 8 m² [= (2,000 – 1,200) mm x 10 m]</p>

² The common widths for corridors and lift lobbies in modern buildings for the provision of means of escape are 1,200 mm and 1,650 mm respectively. GFA concessions would only be granted for wider common corridors and lift lobbies over the common width.

Features	Existing Exemption Criteria	New Arrangement
(5) Non-structural Prefabricated External Walls	<ul style="list-style-type: none"> ● ≤ 300 mm thick ● require structural justifications if ≥ 150 mm thick (practice under the BD's internal guidelines) ● If a door opening is formed for a balcony or a utility platform, the portion of the wall formed with the door opening is not exempted (practice under the BD's internal guidelines) 	<ul style="list-style-type: none"> ● ≤ 150 mm thick ● Portion of wall ≥ 150 mm thick has to account for GFA and site coverage ● To publicise the BD's internal guidelines in Joint Practice Notes (if a door opening is formed for a balcony or a utility platform, the portion of the wall formed with such opening is not exempted)
(6) Wing Walls, Wind Catchers and Funnels	<ul style="list-style-type: none"> ● Wing wall projection ≤ 1.5 m ● Larger wing wall requires justification ● Wing wall should be non-load bearing other than its own weight and wind pressure on its surface ● Exempted size for wind catcher and funnel to be considered on a case-by-case basis ● Features should promote natural ventilation of the building 	<ul style="list-style-type: none"> ● To require quantitative justifications on energy saving / enhancement of ventilation ● Status quo otherwise
(7) Noise Barriers	<ul style="list-style-type: none"> ● Exempted size to be considered on a case-by-case basis ● Not for commercial purposes ● Maybe a stand-alone wall, with or without projection, and located away from the main tower, or cantilevered from external walls 	<ul style="list-style-type: none"> ● To require quantitative justifications on noise reduction ● Status quo otherwise

Features	Existing Exemption Criteria	New Arrangement
	of the podium	
(8) Acoustic Fins	<ul style="list-style-type: none"> ● Projection ≤ 1.5 m ● Larger projection requires justification ● Non-load bearing other than its own weight and wind pressure on its surface 	<ul style="list-style-type: none"> ● To require quantitative justifications on noise reduction ● Status quo otherwise
Amenity Features (Subject to Overall Cap)		
(1) Residential Recreational Facilities (e.g. clubhouses)	<ul style="list-style-type: none"> ● ≤ 5% of domestic GFA ● Facilities that are commonly accepted – <ul style="list-style-type: none"> – active facilities – swimming pools, multi-purpose ball / volleyball / squash courts, basketball / football courts, tennis / badminton courts, children play areas, games rooms, indoor golf rooms, table-tennis rooms, fitness rooms, gymnasiums, weight training / aerobic / exercise rooms, bowling alleys, skating rinks – passive facilities – sitting areas / lounges, billiard rooms, sauna / spa facilities, reading rooms / study rooms / libraries, function room, computer / video game rooms, music / karaoke rooms ● Ancillary facilities which may be currently 	<ul style="list-style-type: none"> ● A cap with sliding scale as follows – <ul style="list-style-type: none"> – ≤25,000m² : 5% of total domestic GFA – 25,001~50,000m² : 4.5%/1,250m² (whichever is greater) – 50,001~75,000m² : 4.0%/2,250m² (whichever is greater) – 75,001~100,000m² : 3.5%/3,000m² (whichever is greater) – 100,001~125,000m² : 3.0%/3,500m² (whichever is greater) – >125,000m² : 2.5%/3,750m² (whichever is greater) ● All voids, plant rooms (including swimming pool filtration rooms), covered walkways, etc serving solely for recreational facilities will be subject to the cap of the recreational facilities based on the above sliding scale ● Status quo otherwise <p>Example – A development with domestic GFA of 90,000 m² (equivalent to about 3 towers with 45 storeys) will be eligible for a</p>

Features	Existing Exemption Criteria	New Arrangement
	<p>included, depending on the size and relationship with main functions –</p> <ul style="list-style-type: none"> – clubhouse management offices / staff rooms, snack bars and pantries, first-aid rooms, pantries and mini-bars (not exceeding 10 m²), kitchens (not exceeding 15 m²) for sites without any commercial floor space ● Substantial luxury clubs with restaurants and other facilities obviously meant for exclusive memberships and commercial takings are not acceptable ● For exclusive use by owners and residents and their visitors 	<p>clubhouse with an area of 3,150 m² [= 90,000 m² x 3.5%]</p>
<p>(2) Horizontal Screens of Covered Walkways, Trellis</p>	<ul style="list-style-type: none"> ● Width ≤ 2 m ● Situated in common area ● Population, size of development and design of the screens will be taken into consideration 	<p>Horizontal screens of covered walkways</p> <ul style="list-style-type: none"> ● Status quo <p>Trellis</p> <ul style="list-style-type: none"> ● Not more than 5% of the roof area or 2 m², whichever is greater, subject to a maximum size of 20 m² ● Not applicable to small roof with area less than 4 m²
<p>(3) Management Facilities</p>	<ul style="list-style-type: none"> ● Situated in common area <p>Domestic –</p> <ul style="list-style-type: none"> ● 5m² for every 50 flats (practice under the BD's internal guideline) 	<ul style="list-style-type: none"> ● Situated in common area <p>Domestic –</p> <ul style="list-style-type: none"> ● To publicise the BD's internal guidelines with the following adjustment: 0.2% of total GFA or 5 m² for every

Features	Existing Exemption Criteria	New Arrangement
	Non-domestic – <ul style="list-style-type: none"> ● Not excessive in size 	50 flats, whichever is smaller Non-domestic – <ul style="list-style-type: none"> ● 0.2% of total GFA or 120m², whichever is smaller Example – A residential block with 400 flat units (or one with total GFA of 20,000 m ²) will be eligible for GFA concession of 40 m ² for management facilities
(4) Miniature Logistic Service Rooms (for residential buildings)	<ul style="list-style-type: none"> ● 8 m² for a block size of 240 flats 	<ul style="list-style-type: none"> ● To do away ● No GFA concessions
(5) Larger Lift Shaft Areas	Lift car / lift shaft area – <ul style="list-style-type: none"> ● $\geq 1.82 \text{ m}^2 / 4.12 \text{ m}^2$ (domestic) ● $\geq 2.1 \text{ m}^2 / 4.4 \text{ m}^2$ (office/commercial) Exempted area allowed – <ul style="list-style-type: none"> ● Domestic : 3.5% of domestic GFA ● Non-domestic – <ul style="list-style-type: none"> – GFA < 10,000 m² : 3% of total GFA – GFA $\geq 10,000\text{m}^2$: 2.5% of total GFA or maximum 300m², whichever is greater ● Require lift certification that the lift service 	<ul style="list-style-type: none"> ● Status quo

Features	Existing Exemption Criteria	New Arrangement
	to be provided is above the acceptable level of service in terms of handling capacity and waiting time and that there is adequate maneuvering space for the carrying out of maintenance works	
(6) Entrance Voids / Prestigious Entrances	<ul style="list-style-type: none"> ● Genuine, not subject to misuse and based on individual merits 	Domestic buildings – <ul style="list-style-type: none"> ● To do away ● No GFA concessions Non-domestic buildings – <ul style="list-style-type: none"> ● Status quo
(7) Voids in duplex flats / houses	<ul style="list-style-type: none"> ● Voids should be located at the living room, dining room or entrance foyer ● Effective measures should be adopted to prevent possible abuse, e.g. up-stand beam design, large glazing facing the exterior, no adjoining structural wall or beam, etc. Duplex flats (practice under the BD’s internal guidelines) <ul style="list-style-type: none"> ● Flat’s usable floor space $\geq 150\text{m}^2$ ● Void $\leq 10\%$ of usable floor space of the flat ● Maximum 2 levels of voids per building ● Maximum concession = 0.5% of total domestic GFA 	<ul style="list-style-type: none"> ● To publicise the BD’s internal guidelines as practice note

Features	Existing Exemption Criteria	New Arrangement
	<ul style="list-style-type: none"> ● Headroom $\leq 6.5\text{m}$ Houses (practice under the BD's internal guidelines) <ul style="list-style-type: none"> ● Flat's usable floor space $\geq 250\text{ m}^2$ ● Void $\leq 5\%$ of usable floor space of the flat ● Headroom $\leq 7.0\text{m}$ 	
(8) Pipe Ducts/Air ducts/Chimney Shafts	Pipe ducts/air ducts <ul style="list-style-type: none"> ● Genuine & properly designed with adequate access for inspection and maintenance Chimney shafts <ul style="list-style-type: none"> ● Forming an integral part of a building 	<ul style="list-style-type: none"> ● Status quo
(9) Non-mandatory Plant Rooms (e.g. Air Handling Unit Rooms, Air Conditioning Plant Rooms)	<ul style="list-style-type: none"> ● Subject to justifications based on individual merits ● Air handling unit rooms – $\leq 4\%$ of total GFA ● Air conditioning plant rooms – $\leq 1\%$ of total GFA 	<ul style="list-style-type: none"> ● Status quo
(10) Plant Rooms and Covered Floor	<ul style="list-style-type: none"> ● Subject to justifications based on individual merits 	<ul style="list-style-type: none"> ● To require quantitative justifications on energy saving/benefit to the environment

Features	Existing Exemption Criteria	New Arrangement
Spaces (to accommodate energy efficient or environmentally friendly systems / features (such as rainwater / grey water recycling systems, etc.))		
Green and Amenity Features <u>(NOT Subject to Overall Cap)</u>		
(1) Communal Sky Gardens	<ul style="list-style-type: none"> ● Maximum number of sky garden allowed – <ul style="list-style-type: none"> – 1 per 15 storeys for residential buildings – 1 per 20 storeys for non-residential buildings ● Greenery $\geq 25\%$ ● Sky garden occupies $\geq 1/3$ area of floor plate ● Other technical requirements – <ul style="list-style-type: none"> – accessible from common area only – clear height $\geq 4.5\text{m}$ – may combine with fire refuge floor subject to compliance with fire codes 	<ul style="list-style-type: none"> ● If fire refuge floor is required and not proposed at roof, the sky garden and fire refuge floor should be combined ● Not to provide sky garden immediately above or below podium garden unless with sufficient environmental justifications ● Increase greenery to $\geq 30\%$ ● If there is concern on overall building height, GFA concession for sky garden may not be granted ● Status quo otherwise <p>Example – A building with 55 storeys will be eligible for 2 refuge-floor-cum-sky-gardens and 1 independent sky garden</p>

Features	Existing Exemption Criteria	New Arrangement
	<ul style="list-style-type: none"> – active recreational use is not permissible if located in an industrial building – for exclusive use by owners and residents and their visitors 	
<p>(2) Covered Gardens/ Play Areas/ Communal Podium Gardens</p>	<ul style="list-style-type: none"> ● Only for areas under footprint of tower ● For exclusive use by owners and residents and their visitors <p>Residential buildings</p> <ul style="list-style-type: none"> ● ≤ 5% of domestic GFA (practice under the BD’s internal guidelines) ● Area is open in design <p>Commercial/industrial buildings</p> <ul style="list-style-type: none"> ● Clear headroom ≥ 4.5m ● For sitting out purpose only, i.e. active recreational use not permissible ● Greenery ≥ 25% 	<ul style="list-style-type: none"> ● To publicise BD’s internal guidelines of 5% cap for residential buildings ● Status quo otherwise
<p>(3) High Headroom / Voids in cinema, shopping arcades etc.</p>	<p>High headroom / voids in cinema and theatre balconies, banking halls and shopping arcades, in front of cocklofts over G/F in single staircase buildings, auditoria, sporting halls, school halls, religious institutions –</p> <ul style="list-style-type: none"> ● genuine, not subject to misuse and based on individual merits 	<p>Void of shopping arcade –</p> <ul style="list-style-type: none"> ● Cap at 10% of shopping arcade area <p>Other voids for cinemas etc. apart from shopping arcade –</p> <ul style="list-style-type: none"> ● Status quo

Features	Existing Exemption Criteria	New Arrangement
Mandatory Features <u>(NOT Subject to Overall Cap)</u>		
(1) Essential Plant Rooms ³ and Other Services	<ul style="list-style-type: none"> ● Subject to justifications based on individual merits 	<ul style="list-style-type: none"> ● Status quo
(2) Fire Refuge Floors	<ul style="list-style-type: none"> ● Follow the code of practice on means of escape ● Maybe combined with sky garden 	<ul style="list-style-type: none"> ● To be combined with sky gardens (if applicable) ● Status quo otherwise
(3) Public passage	<ul style="list-style-type: none"> ● Exempt the dedicated area as required under lease/Outline Zoning Plan 	<ul style="list-style-type: none"> ● Status quo
Other Items <u>(NOT Subject to Overall Cap)</u>		
(1) Car Parking and Loading and Unloading areas (and associated ramps and facilities)	<ul style="list-style-type: none"> ● For private car parks intended for the use of occupants and their bona fide visitors only ● Number of car-parking spaces is assessed and determined by the Transport Department (TD) which takes into account the location of the development, its scale and flat sizes, and proximity to rail transport, and makes reference to the Hong 	<ul style="list-style-type: none"> ● Design and layout to be justified based on site specific demand to the satisfaction of TD : if actual demand is lower than HKPSG, GFA concession to be based on actual demand ● 100% GFA concession for underground car parks; 50% for aboveground car parks ● 100% GFA concession could be granted for aboveground car parks if it is proven with sufficient evidence that it is

³ Essential Plant Rooms includes plant rooms for fire service installations, refuse storage chambers, refuse storage and material recovery chambers / rooms, material recovery chambers, refuse chutes, refuse hopper rooms, telecommunications and broadcasting rooms, water tanks, electrical switch rooms, meter rooms, transformer rooms, generator rooms, fire services / potable / flushing water pump rooms, CO₂ rooms, hose reel closets, sewage treatment plant rooms, ducts for smoke extraction system, lift machine room.

Features	Existing Exemption Criteria	New Arrangement
	<p>Kong Planning Standards and Guidelines (HKPSG)</p> <p><u>Under HKPSG</u></p> <p><u>(i) Private residential housing</u></p> <ul style="list-style-type: none"> ● Standard rate = R1xR2 ● R1 (based on flat size) – <ul style="list-style-type: none"> <40m² : 0.067-0.1/flat 40-69.9m² : 0.11-0.17/flat 70-99.9m² : 0.28-0.42/flat 100-159.9m² : 0.56-0.83/flat >159.9m² : 1-1.5/flat ● R2 (based on a 500 m radius of rail station) <ul style="list-style-type: none"> within 500 m radius : 0.85 outside 500 m radius : 1 <p><u>(ii) Retail</u></p> <ul style="list-style-type: none"> ● Zone 1 areas – <ul style="list-style-type: none"> 1 per 200~300 m² GFA ● Zone 2 and 3 areas – <ul style="list-style-type: none"> 1 per 40~50 m² GFA (first 2,000m²) 1 per 150~200 m² GFA (above 2,000m²) <p><u>(iii) Office</u></p> <ul style="list-style-type: none"> ● 1 per 150~200 m² GFA (first 15,000 m²) ● 1 per 200~300 m² GFA (above 15,000 m²) <p><u>(iv) Hotels</u></p> <ul style="list-style-type: none"> ● Main urban areas and new towns – 	<p>technically infeasible to construct an underground car park due to site constraints in a specific site or that the above-ground car parks will not pose adverse environmental or visual impact to its surrounding areas</p> <ul style="list-style-type: none"> ● Examples of site constraints making underground car parks technically infeasible include – <ul style="list-style-type: none"> (a) sites located within scheduled area No.1 (Mid-levels) where the scale of bulk excavation is restricted to minimise adverse effects on the stability of the hillside; (b) sites located within scheduled areas No.2 (North-western NT) & 4 (Ma On Shan) where there may be large cavities within the marble bedrock and extensive underground construction works may encounter significant difficulties as a result of these ground conditions; (c) sites located within scheduled area No. 3 (railway protection areas) where underground construction works are restricted by the presence of railway structures and stations; or (d) sites located above major underground utilities or with other complex geotechnical constraints ● Criteria for accepting above-ground car parks as not posing adverse environmental or visual impact to its surrounding areas – <ul style="list-style-type: none"> (a) the site is located in a remote area and the proposed

Features	Existing Exemption Criteria	New Arrangement
	<p>1 per 100 guest rooms; 0.5~1 per 200 m² GFA of conference and banquet facilities</p> <ul style="list-style-type: none"> ● Other areas – Not less than 1 per 10 guest rooms; 2~5 per 200 m² GFA of conference and banquet facilities <p><u>(v) General Industrial Use (GIU)</u></p> <ul style="list-style-type: none"> ● Industrial Use – 1 per 1,000~1,200 m² GFA ● Industrial/Office Uses – 1 per 600~750 m² GFA <p><u>(vi) Business Use (OU(B))</u></p> <ul style="list-style-type: none"> ● Industrial or Industrial/Office Uses – 1 per 600~750 m² GFA ● Office Buildings – 1 per 150~200 m² GFA (first 15,000 m²) 1 per 200~300 m² GFA (above 15,000 m²) ● Business Buildings – 1 per 200~300 m² GFA 	<p>development with above-ground car parks are acceptable to the Planning Department; or</p> <p>(b) the site is located in density zone area 3 under the relevant outline zoning plan, the pedestrian wind environment for the proposed development with above-ground car parks is satisfactory as demonstrated by an air ventilation assessment conducted in accordance with the Technical Guide for Air Ventilation Assessment for Developments in Hong Kong, and visual impact studies confirm that the proposal will not cause adverse visual impact to its surrounding areas</p> <ul style="list-style-type: none"> ● All parking spaces to be granted with concession are electric vehicle (EV) charging enabling, by putting in place the infrastructure and conditions, including electrical wiring and provision of sufficient power supply, for future installation of EV standard charging facilities ● As a longer term measure, we will also study the adoption of mechanical car-parking system to help reduce building bulk
(2) Projecting windows, commonly	Not accountable for GFA subject to compliance with the following acceptance criteria (but still accountable for site coverage) –	<ul style="list-style-type: none"> ● ≤ 50% of area of external wall of the room where the window is located ● ≤ 100 mm projection from outer face of external wall ● ≥ 500 mm above finished floor level

Features	Existing Exemption Criteria	New Arrangement
known as “bay windows” ⁴	<ul style="list-style-type: none"> ● for domestic building only ● one projecting window per room (only in living room, dining room or bedroom) ● ≤ 50% of the total façade areas (of each elevation) ● ≤ 500 mm projection from outer face of external wall ● ≥ 500 mm above finished floor level ● ≥ 500 mm from the underside of the finish ceiling 	<ul style="list-style-type: none"> ● One projecting window per room (only in living room, dining room or bedroom) ● Not accountable for GFA or site coverage
(3) Sunshades and Reflectors ⁵	<ul style="list-style-type: none"> ● Projection ≤ 1.5m ● Larger projection requires justification ● Non-load bearing other than its own weight and wind pressure on its surface 	<ul style="list-style-type: none"> ● To require quantitative justifications for projection ≥ 0.5m ● Status quo otherwise ● Not accountable for GFA and site coverage subject to compliance with the stipulated criteria in the relevant regulation ● To be deleted from the Joint Practice Note while the criteria to be set out in a separate practice note
(4) Horizontal area of staircases, lift	<ul style="list-style-type: none"> ● considered on a case-by-case basis taking into account their locations and functions 	<ul style="list-style-type: none"> ● No GFA exemption if they also serve GFA accountable floors above or below ● Applicable to floors accommodating features such as

⁴ “Bay window” is an incorrect term as the projecting window allowed nowadays is not in full height but raised 500 mm from finished floor level. Projecting windows are projections from external wall and, subject to compliance with the size criteria, do not fall within definition of GFA.

⁵ Sunshades and reflectors, subject to compliance with certain criteria under the Building (Energy Efficiency) Regulation (Cap. 123 sub. leg. M), are projections from external walls and will not fall within definition of GFA and need not count for plot ratio or site coverage.

Features	Existing Exemption Criteria	New Arrangement
shafts and vertical ducts passing through floor accepted as not being accountable for GFA		communal sky gardens, covered gardens/ play areas / communal podium gardens, essential plant rooms and other services, non-mandatory plant rooms, plants rooms and covered floor spaces (to accommodate energy efficient or environmentally friendly systems / features), as well as car parks and loading and unloading areas ● Status quo otherwise
(5) Back-of-house facilities of hotels	<ul style="list-style-type: none"> ● ≤ 5% of hotel GFA ● Supporting facilities that are unique and integral to the normal operation of the hotel 	<ul style="list-style-type: none"> ● Status quo

Development Bureau
October 2010