

# 29 申請建築物總樓面面積寬免的資料

## INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA (GFA) OF BUILDING

### 獲寬免總樓面面積的設施分項

於印製售樓說明書前呈交予並已獲建築事務監督批准的一般建築圖則上有關總樓面面積寬免的分項的最新資料，請見下表。如印製售樓說明書時尚未呈交最終修訂圖則予建築事務監督，則有(＃)號的資料可以由認可人士提供的資料作為基礎。直至最終修訂圖則於發出佔用許可證前呈交予並獲建築事務監督批准前，以下分項資料仍可能有所修改。

### Breakdown of GFA Concessions Obtained for All Features

Latest information on breakdown of GFA concessions as shown on the general building plans submitted to and approved by the Building Authority (BA) prior to the printing of the sales brochure is tabulated below. Information marked (#) may be based on information provided by the authorized person if the sales brochure is printed prior to submission of the final amendment plans to the BA. The breakdown of GFA concessions may be subject to further changes until final amendment plans are submitted to and approved by the BA prior to the issuance of the occupation permit for the development.

根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積 Disregarded GFA under Building (Planning) Regulations 23(3)(b)		面積(平方米) Area (m <sup>2</sup> )
1. (#)	停車場及上落客貨地方(公共交通總站除外) Carpark and loading / unloading area excluding public transport terminus	不適用 Not Applicable
2.	機房及相類設施 Plant rooms and similar services	
2.1	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》)或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室(訊播室)、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等 Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc.	58.126
2.2 (#)	所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等 Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc.	640.663
2.3	非強制性或非必要機房，例如空調機房、送風櫃房等 Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	不適用 Not Applicable

根據聯合作業備考第1及第2號提供的環保設施 Green Features under Joint Practice Notes 1 and 2		面積(平方米) Area (m <sup>2</sup> )
3.	露台 Balcony	257.000
4.	加闊的公用走廊及升降機大堂 Wider common corridor and lift lobby	不適用 Not Applicable
5.	公用空中花園 Communal sky garden	不適用 Not Applicable
6.	隔聲鰭 Acoustic fin	不適用 Not Applicable
7.	翼牆、捕風器及風斗 Wing wall, wind catcher and funnel	不適用 Not Applicable
8.	非結構預製外牆 Non-structural prefabricated external wall	37.325
9.	工作平台 Utility platform	192.750
10.	隔音屏障 Noise barrier	不適用 Not Applicable
適意設施 Amenity Features		面積(平方米) Area (m <sup>2</sup> )
11.	管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處 Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office	5.000
12.	住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等 Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	176.810

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適意設施 Amenity Features		面積(平方米) Area (m <sup>2</sup> )
13.	有蓋園景區及遊樂場地 Covered landscaped and play area	227.619
14.	橫向屏障 / 有蓋人行道及花棚 Horizontal screen / covered walkway and trellis	不適用 Not Applicable
15.	擴大升降機槽 Larger lift shaft	155.697
16.	煙囪管道 Chimney shaft	不適用 Not Applicable
17.	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房 Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	不適用 Not Applicable
18. (#)	強制性設施或必要機房所需的管槽、氣槽及垂直立管 Pipe duct, air duct and vertical riser for mandatory feature or essential plant room	165.928
19.	非強制性設施或非必要機房所需的管槽及氣槽 Pipe duct, air duct for non-mandatory or non-essential plant room	不適用 Not Applicable
20.	環保系統及設施所需的機房、管槽及氣槽 Plant room, pipe duct, air duct for environmentally friendly system and feature	不適用 Not Applicable
21.	複式住宅單位及洋房的中空空間 Void in duplex domestic flat and house	不適用 Not Applicable
22.	遮陽篷及反光罩 Sunshade and reflector	不適用 Not Applicable
23. (#)	伸出式花槽及小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台 Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window	不適用 Not Applicable
24.	《作業備考》APP-19第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台，及維修通道 Other projection such as A/C box and A/C platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway	不適用 Not Applicable

其他項目 Other Exempted Items		面積(平方米) Area (m <sup>2</sup> )
25. (#)	庇護層，包括庇護層兼空中花園 Refuge floor including refuge floor cum sky garden	不適用 Not Applicable
26.	大型伸出 / 外懸設施下的有蓋地方 Covered area under large projecting / overhanging feature	不適用 Not Applicable
27.	公共交通總站 Public transport terminus	不適用 Not Applicable
28. (#)	共用構築物及公用樓梯 Party structure and common staircase	不適用 Not Applicable
29. (#)	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積 Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	108.053
30.	公眾通道 Public passage	不適用 Not Applicable
31.	有蓋的後移部分 Covered set back area	不適用 Not Applicable
<b>額外總樓面面積 Bonus GFA</b>		<b>面積(平方米) Area (m<sup>2</sup>)</b>
32.	額外總樓面面積 Bonus GFA	不適用 Not Applicable
<b>根據聯合作業備考(第8號)提供的額外環保設施 Additional Green Features under Joint Practice Note (No. 8)</b>		<b>面積(平方米) Area (m<sup>2</sup>)</b>
33.	採用「組裝合成」建築法的樓宇 Buildings adopting Modular Integrated Construction	不適用 Not Applicable

註：上述表格是根據屋宇署所發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》ADM-2規定的要求而制訂的。屋宇署會按實際需要不時更改有關要求。

Note: The above table is based on the requirements as stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers ADM-2 issued by the Buildings Department. The Buildings Department may revise such requirements from time to time as appropriate.

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### 有關建築物的環境評估 Environmental Assessment of the Building

**綠色建築認證**

在印刷此售樓說明書或其附頁前，本物業根據香港綠色建築議會有限公司頒授 / 發出的綠建環評認證評級。

**暫定評級  
金級**



暫定  
金級  
NB V1.2 2022

HKGBC  
綠建環評

申請編號: PAG0156/23

**Green Building Certification**

Assessment result under the **BEAM Plus** certification conferred / issued by Hong Kong Green Building Council Limited (HKGBC) for the building prior to the printing of the sales brochure or its addenda.

**Provisional  
GOLD**



PROVISIONAL  
GOLD  
NB V1.2 2022

HKGBC  
BEAM Plus

Application no.: PAG0156/23

### 期數的公用部分的預計能量表現或消耗 Estimated Energy Performance or Consumption for the Common Parts of the Phase

於印製售樓說明書前呈交予建築事務監督期數的公用部分的預計能量表現或消耗的最近期資料：

Latest information on the estimated energy performance or consumption for the common parts of the Phase as submitted to the Building Authority prior to the printing of the sales brochure:

第 I 部分 Part I	
提供中央空調 Provision of Central Air Conditioning	是 Yes
提供具能源效益的設施 Provision of Energy Efficient Features	是 Yes
擬安裝的具能源效益的設施 Energy Efficient Features proposed	<ol style="list-style-type: none"> <li>1. 節能空調系統 Efficient Air-Conditioning</li> <li>2. 節能照明系統 LED Lighting Tubes</li> <li>3. 使用高效能摩打升降機 (VVVF) Lift Drive</li> </ol>

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第 II 部分：擬興建樓宇/部分樓宇預計每年能源消耗量 <sup>(註腳1)</sup>						
Part II: The predicted annual energy use of the proposed building / part of building <sup>(Note 1)</sup>						
發展項目類型 Type of Development	位置 Location	使用有關裝置的內部樓面面積(平方米) Internal Floor Area Served (m <sup>2</sup> )	基線樓宇 <sup>(註腳2)</sup> 每年能源消耗量 Annual Energy Use of Baseline Building <sup>(Note 2)</sup>		擬興建樓宇每年能源消耗量 Annual Energy Use of Proposed Building	
			電力 千瓦小時 / 平方米 / 年 Electricity kWh / m <sup>2</sup> / annum	煤氣 / 石油氣 用量單位 / 平方米 / 年 Town Gas / LPG unit / m <sup>2</sup> / annum	電力 千瓦小時 / 平方米 / 年 Electricity kWh / m <sup>2</sup> / annum	煤氣 / 石油氣 用量單位 / 平方米 / 年 Town Gas / LPG unit / m <sup>2</sup> / annum
住用發展項目(不包括酒店) Domestic Development (excluding Hotel)	有使用中央屋宇裝備裝置 <sup>(註腳3)</sup> 的部份 Area served by central building services installation <sup>(Note 3)</sup>	1821.52	111.36	-	83.64	-
非住用發展項目 <sup>(註腳4)</sup> (包括酒店) Non-domestic Development <sup>(Note 4)</sup> (including Hotel)	平台(中央屋宇裝備裝置) Podium(s) (central building services installation)	465.69	128.4	-	124.27	-

註腳：1. 一般而言，一棟樓宇的預計"每年能源消耗量"愈低，其節約能源的效益愈高。如一棟樓宇預計的"每年能源消耗量"低於該樓宇的"基線樓宇每年能源消耗量"，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。

預計每年能源消耗量[以耗電量(千瓦小時 / 平方米 / 年)及煤氣 / 石油氣消耗量(用量單位 / 平方米 / 年)計算]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：-

- (a) "每年能源消耗量"與新建樓宇 BEAM Plus 標準(現行版本)中的「年能源消耗」具有相同涵義；及
- (b) 樓宇、空間或單位的"內部樓面面積"，指外牆及 / 或共用牆的內壁之內表面起量度出來的樓面面積。

- 2. "基準樓宇"與新建樓宇 BEAM Plus 標準(現行版本)中的"基準建築物模式(零分標準)"具有相同涵義。
- 3. "中央屋宇裝備裝置"與機電工程署發出的《屋宇裝備裝置能源效益實務守則》中的涵義相同。
- 4. 平台一般指發展項目的最低部分(通常為發展項目最低於15米部分及其地庫(如適用))，並與其上的塔樓具有不同用途。對於並無明確劃分平台與塔樓的發展項目，應視整個發展項目為塔樓。

Notes: 1. In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.

The predicted annual energy use, in terms of electricity consumption (kWh / m<sup>2</sup> / annum) and town gas/LPG consumption (unit / m<sup>2</sup> / annum), of the development by the internal floor area served, where:

- (a) "total annual energy use" has the same meaning of "annual energy use" in the BEAM Plus New Buildings (current version); and
- (b) "internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and / or party walls.
- 2. "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" in the BEAM Plus New Buildings (current version).
- 3. "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.
- 4. Podium(s) normally means the lowest part of the development (usually the lowest 15m of the development and its basement, if any) carrying different use(s) from that of the tower(s) above. For development without clear demarcation between podium(s) and tower(s), the development, as a whole, should be considered as tower(s).

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第 III 部分：以下裝置乃按機電工程署公布的相關實務守則設計 Part III: The following installations are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)			
裝置類型 Type of Installations	是 Yes	否 No	不適用 Not applicable
照明裝置 Lighting Installations	✓	-	-
空調裝置 Air Conditioning Installations	✓	-	-
電力裝置 Electrical Installations	✓	-	-
升降機及自動梯的裝置 Lift & Escalator Installations	✓	-	-
以總能源為本的方法 Performance-based Approach	-	-	✓