

## 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 OF BUILDING

#### 總樓面面積寬免項目的面積

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。

		面積(平方米)
<b>根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積</b>		
1 (#)	停車場及上落客貨地方(公共交通總站除外)	8.920
2	<b>機房及相類設施</b>	
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》或規例限制的強制性設施及必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	132.916
2.2 (#)	所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施及必要機房，例如僅供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	372.698
2.3	非強制性或非必要機房，例如空調機房、風櫃房等	不適用
<b>根據《建築物(規劃)規例》第23A(3)條不計算的總樓面面積</b>		
3	供人離開或到達旅館時上落汽車的地方	不適用
4	旅館的輔助性設施	不適用
<b>根據《聯合作業備考》第1號和第2號提供的環保設施</b>		
5 (#)	住宅樓宇露台	246.000
6	加闊的公用走廊及升降機大堂	不適用
7	公用空中花園	不適用
8	非住宅樓宇的公用平台花園	不適用
9	隔聲簷	不適用
10	翼牆、捕風器及風斗	不適用
11 (#)	非結構預製外牆	69.528
12	工作平台	不適用
13	隔音屏障	不適用
<b>適意設施</b>		
14 (#)	供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	5.000
15 (#)	住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	284.301
16	有上蓋的園景區及遊樂場	不適用
17	橫向屏障/有蓋人行道、花棚	不適用
18 (#)	擴大升降機井道	41.481
19	煙囪管道	不適用
20 (#)	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	24.535

<b>適意設施</b>		
21 (#)	強制性設施或必要機房所需的管槽、氣槽	66.327
22	非強制性設施或非必要機房所需的管槽、氣槽	不適用
23	環保系統及設施所需的機房、管槽及氣槽	不適用
24	非住用發展項目中電影院、商場等的較高的淨高及前方中空	不適用
25	非住用發展項目的公用主要入口(尊貴入口)上方的中空	不適用
26	複式住宅單位及洋房的空中	不適用
27 (#)	其他伸出物，如空調機箱或伸出外牆超過750毫米的空調機平台	151.479
<b>其他項目</b>		
28	庇護層，包括庇護層兼空中花園	不適用
29	其他伸出物	不適用
30	公共交通總站	不適用
31	共用構築物及樓梯	不適用
32	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	不適用
33	公眾通道	不適用
34	因建築物後移導致的覆蓋面積	不適用
<b>額外總樓面面積</b>		
35 (#)	額外總樓面面積	692.45

備註：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。

## 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 OF BUILDING

### 有關建築物的環境評估

發展項目獲得綠建環評1.2版(新建建築)暫定不予評級。



### 發展項目的公用部份的預計能量表現或消耗

於印製售樓說明書前呈交予建築事務監督發展項目的公用部份的預計能量表現或消耗的最近期資料：

第I部份	
提供中央空調	否
提供具能源效益的設施	是
擬安裝的具能源效益的設施	1. 能源標籤分體式冷氣 2. 交流變頻調速升降機

第II部份：擬興建樓宇預計每年能源消耗量(註腳 1)：-						
發展項目類型	位置	使用有關裝置的內部樓面面積(平方米)	基線樓宇(註腳 2) 每年能源消耗量		擬興建樓宇每年能源消耗量	
			電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年	電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年
住用發展項目(不包括酒店)	中央屋宇裝備裝置(註腳 3)	1,489.540	126.03	0	100.5	0
非住用發展項目(註腳 4)(包括酒店)	平台(中央屋宇裝備裝置)	不適用	不適用	不適用	不適用	不適用
	平台(非中央屋宇裝備裝置)	1,265.4	100.65	0	88.52	0
	塔樓(中央屋宇裝備裝置)	不適用	不適用	不適用	不適用	不適用
	塔樓(非中央屋宇裝備裝置)	不適用	不適用	不適用	不適用	不適用

註腳：

- 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：-
  - “每年能源消耗量”與新建樓宇BEAM Plus標準(1.2版)第4節及附錄8中的「年能源消耗」具有相同涵義；及
  - 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。
- “基線樓宇”與新建樓宇BEAM Plus標準(1.2版)第4節及附錄8中的“基準建築物模式(零分標準)”具有相同涵義。
- “中央屋宇裝備裝置”與樓宇的屋宇裝備裝置能源效益實務守則中的涵義相同。
- 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。

第III部份：以下裝置乃按機電工程署公布的相關實務守則設計：-			
裝置類型	是	否	不適用
照明裝置	✓		
空調裝置	✓		
電力裝置	✓		
升降機及自動梯的裝置	✓		
以總能源為本的方法			✓

請在適當方格填上(✓)號

**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.

		Area (m <sup>2</sup> )
<b>Disregarded GFA under Building (Planning) Regulations 23(3)(b)</b>		
1 (#)	Carpark and loading/unloading area excluding public transport terminus	8.920
2	<b>Plant rooms and similar services</b>	
2.1 (#)	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, refuse storage and material recovery chamber, etc.	132.916
2.2 (#)	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.	372.698
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	Not Applicable
<b>Disregarded GFA under Building (Planning) Regulations 23A(3)</b>		
3	Area for picking up and setting down persons departing from or arriving at the hotel by vehicle	Not Applicable
4	Supporting facilities for a hotel	Not Applicable
<b>Green Features under Joint Practice Notes 1 and 2</b>		
5 (#)	Balcony for residential buildings	246.000
6	Wider common corridor and lift lobby	Not Applicable
7	Communal sky garden	Not Applicable
8	Communal podium garden for non-residential buildings	Not Applicable
9	Acoustic fin	Not Applicable
10	Wing wall, wind catcher and funnel	Not Applicable
11 (#)	Non-structural prefabricated external wall	69.528
12	Utility platform	Not Applicable
13	Noise barrier	Not Applicable
<b>Amenity Features</b>		
14 (#)	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	5.000
15 (#)	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	284.301
16	Covered landscaped and play area	Not Applicable
17	Horizontal screens/covered walkways, trellis	Not Applicable
18 (#)	Larger lift shaft	41.481
19	Chimney shaft	Not Applicable
20 (#)	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room.	24.535

<b>Amenity Features</b>		
21 (#)	Pipe duct, air duct for mandatory feature or essential plant room	66.327
22	Pipe duct, air duct for non-mandatory or non-essential plant room	Not Applicable
23	Plant room, pipe duct, air duct for environmentally friendly system and feature	Not Applicable
24	High headroom and void in front of cinema, shopping arcade etc. in non-domestic development	Not Applicable
25	Void over main common entrance (prestige entrance) in non-domestic development	Not Applicable
26	Void in duplex domestic flat and house	Not Applicable
27 (#)	Other Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall.	151.479
<b>Other Exempted Items</b>		
28	Refuge floor including refuge floor cum sky garden	Not Applicable
29	Covered area under large projecting/overhanging feature	Not Applicable
30	Public transport terminus (PTT)	Not Applicable
31	Party structure and common staircase	Not Applicable
32	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA.	Not Applicable
33	Public passage	Not Applicable
34	Covered set back area	Not Applicable
<b>Bonus GFA</b>		
35 (#)	Bonus GFA	692.450

Note: The above table is based on the requirements as stipulated in 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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### The Environmental Assessment of the Building

The Development has achieved the PROVISIONAL UNCLASSIFIED rating under the BEAM Plus V1.2 for New Buildings



### Estimated Energy Performance or Consumption for the Common Parts of the Development

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

Part I						
Provision of Central Air Conditioning			No			
Provision of Energy Efficient Features			Yes			
Energy Efficient Features proposed			1. A/C unit with efficiency label 2. ACVVVF lift motor			
Part II : The predicted annual energy use of Proposed Building (Note 1) : -						
Type of Development	Location	Internal Floor Area Served (m <sup>2</sup> )	Annual Energy Use of Baseline Building <sup>(Note 2)</sup>		Annual Energy Use of Proposed Building	
			Electricity kWh / m <sup>2</sup> / annum	Town Gas / LPG Unit / m <sup>2</sup> / annum	Electricity kWh / m <sup>2</sup> / annum	Town Gas / LPG Unit / m <sup>2</sup> / annum
Domestic Development (excluding Hotel)	Central building services installation <sup>(Note 3)</sup>	1,489.54	126.03	0	100.5	0
Non-domestic Development <sup>(Note 4)</sup> (including Hotel)	Podium(s) (central building services installation)	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	Podium(s) (non - central building services installation)	1,265.4	100.65	0	88.52	0
	Tower(s) (central building services installation)	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	Tower(s) (non - central building services installation)	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Notes:

- 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:
  - “total annual energy use” has the same meaning of “annual energy use” under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (v1.2 version); and
  - “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.
- “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” under Section 4 and Appendix 8 of the BEAM Plus for New Building (v1.2 version).
- “Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Building.
- 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).

Part III: The following installations are designed in accordance with the relevant Codes of Practices published by the Electrical and Mechanical Services Department (EMSD)			
Type of Installations	Yes	No	N/A
Lighting Installations	✓		
Air Conditioning Installations	✓		
Electrical Installations	✓		
Lift & Escalator Installations	✓		
Performance-based Approach			✓

Please (✓) where appropriate