

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

申請建築物總樓面面積寬免的資料

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。

		面積(平方米)
根據《建築物（規劃）規例》第23(3)(b)條不計算的總樓面面積		
1.(#)	停車場及上落客貨地方（公共交通總站除外）	不適用
2.	機房及相類設施	
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	68.603
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	934.472
2.3	非強制性或非必要機房，例如空調機房、送風櫃房等	12.304
根據聯合作業備考第1及第2號提供的環保設施		
3.	露台	224.000
4.	加闊的公用走廊及升降機大堂	不適用
5.	公用空中花園	182.144
6.	隔聲簷	不適用
7.	翼牆、捕風器及風斗	不適用
8.	非結構預製外牆	不適用
9.	工作平台	3.000
10.	隔音屏障	不適用
適意設施		
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	11.506
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	276.591
13.	有蓋園景區及遊樂場地	132.402
14.	橫向屏障/有蓋人行道及花棚	不適用
15.	擴大升降機槽	78.435
16.	煙肉管道	不適用

		面積(平方米)
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	不適用
18.(#)	強制性設施或必要機房所需的管槽、氣槽及垂直立管	不適用
19.	非強制性設施或非必要機房所需的管槽及氣槽	不適用
20.	環保系統及設施所需的機房、管槽及氣槽	不適用
21.	複式住宅單位及洋房的中空空間	不適用
22.	遮陽篷及反光罩	不適用
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	不適用
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	不適用
其他項目		
25.(#)	庇護層，包括庇護層兼空中花園	182.144
26.	大型伸出/外懸設施下的有蓋地方	不適用
27.	公共交通總站	不適用
28.(#)	共用構築物及公用樓梯	不適用
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	56.280
30.	公眾通道	不適用
31.	有蓋的後移部分	不適用
額外總樓面面積		
32.	額外總樓面面積	不適用
根據聯合作業備考(第8號)提供的額外環保設施		
33.	採用「組裝合成」建築法的樓宇	不適用

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。

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有關建築物的環境評估
發展項目獲得綠建環評新建建築(1.1版)最終銅級。



發展項目的公用部分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分的預計能量表現或消耗的最近期資料:

第I部分					
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. 低窗牆比 3. 交流變頻調速升降機				
第II部份：擬興建樓宇/部分樓宇預計每年能源消耗量 (註腳1)					
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
塔樓(有使用中央屋宇裝備裝置(註腳3)的部分)	1,454.45	154.49	0	110.52	0
基座(包括商業及會所)(有使用中央屋宇裝備裝置(註腳3)的部分)	1,435.85	340.67	0	253.63	0
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：					
裝置類型					
照明裝置	是				
空調裝置	是				
電力裝置	是				
升降機及自動梯的裝置	是				
以總能源為本的方法	是				

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。

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 (m²)
Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1.(#)	Carpark and loading/unloading area excluding public transport terminus	Not Applicable
2.	Plant rooms and similar services	
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, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc.	68,603
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.	934,472
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	12,304
Green Features under Joint Practice Notes 1 and 2		
3.	Balcony	224,000
4.	Wider common corridor and lift lobby	Not Applicable
5.	Communal sky garden	182,144
6.	Acoustic fin	Not Applicable
7.	Wing wall, wind catcher and funnel	Not Applicable
8.	Non-structural prefabricated external wall	Not Applicable
9.	Utility platform	3,000
10.	Noise barrier	Not Applicable

		Area (m²)
Amenity Features		
11.	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office	11,506
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	276,591
13.	Covered landscaped and play area	132,402
14.	Horizontal screen/covered walkway and trellis	Not Applicable
15.	Larger lift shaft	78,435
16.	Chimney shaft	Not Applicable
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	Not Applicable
18.(#)	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room	Not Applicable
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	Not Applicable
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature	Not Applicable
21.	Void in duplex domestic flat and house	Not Applicable
22.	Sunshade and reflector	Not Applicable
23.(#)	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window	Not Applicable
24.	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	Not Applicable
Other Exempted Items		
25.(#)	Refuge floor including refuge floor cum sky garden	182,144
26.	Covered area under large projecting/overhanging feature	Not Applicable
27.	Public transport terminus	Not Applicable
28.(#)	Party structure and common staircase	Not Applicable
29.(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	56,280
30.	Public passage	Not Applicable
31.	Covered set back area	Not Applicable
Bonus GFA		
32.	Bonus GFA	Not Applicable
Additional Green Features under Joint Practice Note (No.8)		
33.	Buildings adopting Modular Integrated Construction	Not Applicable

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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The Environmental Assessment of the Building
The Development has achieved Final Bronze rating under BEAM Plus NB V1.1.



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 brochure:

Part I					
Provision of Central Air Conditioning	NO				
Provision of Energy Efficient Features	YES				
Energy Efficient Features proposed:	1. A/C Unit with energy efficiency label 2. Low window to wall ratio 3. ACVWF lift motor				
Part II: The predicted annual energy use of the proposed building/part of building ^(Note 1)					
Location	Internal Floor Area Served (m²)	Annual Energy Use of Baseline Building ^(Note 2)		Annual Energy Use of Proposed Building	
		Electricity kWh/ m²/annum	Town Gas / LPG unit/ m²/ annum	Electricity kWh/ m²/annum	Town Gas / LPG unit/ m²/ annum
Tower (Area served by central building services installation ^(Note 3))	1,454.45	154.49	0	110.52	0
Podium (including commercial and clubhouse) (Area served by central building services installation ^(Note 3))	1,435.85	340.67	0	253.63	0
Part III: The following installations are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)					
Type of Installations					
Lighting Installations	YES				
Air Conditioning Installations	YES				
Electrical Installations	YES				
Lift & Escalator Installations	YES				
Performance-based Approach	YES				

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/m²/annum) and town gas/LPG consumption (unit/m²/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.