

# 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。

根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		面積 (平方米)
1. (＃)	停車場及上落客貨地方 (公共交通總站除外)	6551.312
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	993.105
2.2 (＃)	所佔所佔面積不受任何《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	2413.741
2.3	非強制性或非必要機房，例如空調機房、送風櫃房等	35.077
根據聯合作業備考第1及第2號提供的環保設施		面積 (平方米)
3.	露台	1897.164
4.	加闊的公用走廊及升降機大堂	不適用
5.	公用空中花園	不適用
6.	隔聲緒	33.320
7.	翼牆、捕風器及風斗	不適用
8.	非結構預製外牆	344.271
9.	工作平台	22.500
10.	隔音屏障	不適用
適意設施		面積 (平方米)
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	110.104
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	2416.558
13.	有蓋園景區及遊樂場地	91.766
14.	橫向屏障/有蓋人行道及花棚	不適用
15.	擴大升降機槽	不適用
16.	煙囪管道	不適用

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適意設施		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及氣槽、氣槽及垂直立管	1107.850
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	23.363
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		如空調機箱及空調機平台
25. ( # )	庇護層，包括庇護層兼空中花園	不適用
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	不適用
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		面積 (平方米)
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。

[有關建築物的環境評估及期數的公用部分的預計能量表現或消耗的資料](#)

本期數的經批准一般建築圖則不受由建築事務監督發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》APP-151規定規限。 本發展項目的環境評估及公用部分的預計能量表現或消耗的資料無須呈交建築事務監督，以作為批予總樓面面積寬免的先決條件。

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有關建築物的環境評估



期數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期數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	是
提供具能源效益的設施	是
擬安裝的具能源效益的設施	高性能系數多聯式空調冷氣機在會所使用

第 II 部分: 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
有使用中央屋宇裝備裝置 (註腳3) 的部份	17,295	101.01	不適用	84.16	不適用

註腳: 1. 一般來說，樓宇的預計每年每平方米能源消耗量愈低，樓宇的能源消耗愈有效。例如，如果擬興建樓宇的預計每年能源消耗量少於基線樓宇預計的每年能源消耗量，則表示擬興建樓宇的預計能源使用較基線樓宇有效。減少愈多，效能愈大。  
預計每年每平方米能源消耗量〔以耗電量（千瓦小時）及煤氣/石油氣消耗量用量單位〕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. “基線樓宇”與新建樓宇BEAM Plus標準（現行版本）中的“基準建築物模型（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。

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		電力裝置	是
照明裝置	是	升降機及自動梯的裝置	是
空調裝置	是	以總能源為本的方法	不適用

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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.

Disregarded GFA under Building (Planning) Regulations 23(3)(b)		Area (m <sup>2</sup> )
1. (#)	Carpark and loading/unloading area excluding public transport terminus	6551.312
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.	993.105
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.	2413.741
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	35.077
Green Features under Joint Practice Notes 1 and 2		Area (m <sup>2</sup> )
3.	Balcony	1897.164
4.	Wider common corridor and lift lobby	Not Applicable
5.	Communal sky garden	Not Applicable
6.	Acoustic fin	33.320
7.	Wing wall, wind catcher and funnel	Not Applicable
8.	Non-structural prefabricated external wall	344.271
9.	Utility platform	22.500
10.	Noise barrier	Not Applicable
Amenity Features		Area (m <sup>2</sup> )
11.	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office	110.104
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	2416.558
13.	Covered landscaped and play area	91.766
14.	Horizontal screens/covered walkways and trellis	Not Applicable
15.	Larger lift shaft	Not Applicable

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Amenity Features		Area (m <sup>2</sup> )
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	1 107.850
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	23.363
24.	Other projection such as A/C box and platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway	Not Applicable
Other Exempted Items		(c) of PNAP APP-19
25. (#)	Refuge floor including refuge floor cum sky garden	Not Applicable
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.	Not Applicable
30.	Public passage	Not Applicable
31.	Covered set back area	Not Applicable
Bonus GFA		Area (m <sup>2</sup> )
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.

**Environmental assessment of the building and information on the estimated energy performance or consumption for the common parts of the Phase.**  
 The approved general building plans of this Phase are not subject to the requirements stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-151 issued by the Building Authority. Environmental assessment and information on the estimated energy performance or consumption for the common parts of this development were not required to be submitted to the Building Authority as a prerequisite for the granting of gross floor area concessions.



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The Environmental Assessment of the Building



Estimated Energy Performance or Consumption for the Common Parts of the Phase

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

Part I					
Provision of Central Air Conditioning	Yes				
Provision of Energy Efficient Features	Yes				
Energy Efficient Features proposed	High COP VRV A/C units at clubhouse				

Part II : The predicted annual energy use of the proposed building / part of building (Note 1)					
Location	Internal Floor Area Served (m <sup>2</sup> )	Annual Energy Use of Baseline Building (Note 2)		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
Area served by central building services installation(Note 3)	17,295	101.01	Not applicable	84.16	Not applicable

- Notes: 1. In general, the lower the estimated “Annual Energy Use” of the building, the more efficient 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 per m<sup>2</sup> per annum, in terms of electricity consumption (kWh) and town gas/LPG consumption (unit) 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 for New Buildings (current version); and (b) “internal floor area”, in relation to 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 for New Building (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.

Part III: The following installation(s) is/ are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)			
Type of Installations		Electrical Installations	Yes
Lighting Installations	Yes	Lift & Escalator Installations	Yes
Air Conditioning Installations	Yes	Performance-based Approach	Not applicable