

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。

		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)	—
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	59.857
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	429.213
2.3	非強制性或非必要機房，例如空調機房、送風櫃房等	—
根據聯合作業備考第1及第2號提供的環保設施		
3.	露台	260.000
4.	加闊的公用走廊及升降機大堂	—
5.	公用空中花園	—
6.	隔聲鰭	—
7.	翼牆、捕風器及風斗	—
8.	非結構預製外牆	72.553
9.	工作平台	75.000
10.	隔音屏障	—
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	6.505
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	162.117
13.	有蓋園景區及遊樂場地	—
14.	橫向屏障/有蓋人行道及花棚	—
15.	擴大升降機槽	118.018
16.	煙囪管道	—

		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	—
18.(#)	強制性設施或必要機房所需的管槽、氣槽及垂直立管	57.196
19.	非強制性設施或非必要機房所需的管槽及氣槽	—
20.	環保系統及設施所需的機房、管槽及氣槽	—
21.	複式住宅單位及洋房的中空空間	—
22.	遮陽篷及反光罩	—
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	68.218
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	—
其他項目		
25.(#)	庇護層，包括庇護層兼空中花園	—
26.	大型伸出/外懸設施下的有蓋地方	88.119
27.	公共交通總站	—
28.(#)	共用構築物及公用樓梯	—
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	—
30.	公眾通道	—
31.	有蓋的後移部分	—
額外總樓面面積		
32.	額外總樓面面積	—
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	—

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發展項目的公用部分的預計能量表現或消耗的資料

本發展項目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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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 ²)
Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1.(#)	Carpark and loading/unloading area excluding public transport terminus	-
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.	59.857
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.	429.213
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	-
Green Features under Joint Practice Notes 1 and 2		
3.	Balcony	260.000
4.	Wider common corridor and lift lobby	-
5.	Communal sky garden	-
6.	Acoustic fin	-
7.	Wing wall, wind catcher and funnel	-
8.	Non-structural prefabricated external wall	72.553
9.	Utility platform	75.000
10.	Noise barrier	-

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.

		Area (m ²)
Amenity Features		
11.	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office	6.505
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	162.117
13.	Covered landscaped and play area	-
14.	Horizontal screen/covered walkway and trellis	-
15.	Larger lift shaft	118.018
16.	Chimney shaft	-
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	-
18.(#)	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room	57.196
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	-
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature	-
21.	Void in duplex domestic flat and house	-
22.	Sunshade and reflector	-
23.(#)	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window	68.218
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	-
Other Exempted Items		
25.(#)	Refuge floor including refuge floor cum sky garden	-
26.	Covered area under large projecting/overhanging feature	88.119
27.	Public transport terminus	-
28.(#)	Party structure and common staircase	-
29.(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	-
30.	Public passage	-
31.	Covered set back area	-
Bonus GFA		
32.	Bonus GFA	-
Additional Green Features under Joint Practice Note (No.8)		
33.	Buildings adopting Modular Integrated Construction	-

Environmental assessment of the building and information on the estimated energy performance or consumption for the common parts of the development

The approved general building plans of this development 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.