

# 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

### 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)
<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)	671.638
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或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	114.611
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	1131.820
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號及第2號提供的環保設施</b>		
5(#)	住宅樓宇露台	412.000
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	59.025
12	工作平台	18.000
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	23.980
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	599.263
16(#)	有上蓋的園景區及遊樂場	239.786
17	橫向屏障 / 有蓋人行道、花棚	8.381

18(#)	擴大升降機井道	72.521
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	不適用
21(#)	強制性設施或必要機房所需的管槽、氣槽	196.002
22	非強制性設施或非必要機房所需的管槽、氣槽	4.138
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中空	不適用
27	遮陽篷及反光罩	不適用
28(#)	小型伸出物，例如空調機箱、窗台、伸出的窗台	284.324
29	其他伸出物，如空調機箱或伸出外牆超過750毫米的平台	不適用
<b>其他項目</b>		
30	庇護層，包括庇護層兼空中花園	307.284
31	大型伸出/外懸設施下的有蓋面積	不適用
32	公共交通總站	不適用
33	共用構築物及樓梯	不適用
34	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	237.905
35	公眾通道	不適用
36	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>		
37(#)	額外總樓面面積	不適用


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規定的要求而制定的。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

**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  
銀級**



申請編號: PAS0035/21

### 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	高效照明系統				
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
有使用中央屋宇裝備裝置(註腳 3) 的部份	3965.4	124.47	不適用	108.58	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：-  
(a) “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  
(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。
- “基準樓宇”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。

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

### 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	671.638
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, refuse storage and material recovery chamber, etc.	114.611
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.	1131.820
2.3(#)	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handing 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	412.000
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	59.025
12	Utility platform	18.000
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	23.980
15(#)	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	599.263
16(#)	Covered landscaped and play area	239.786

17	Horizontal screens / covered walkways, trellis	8.381
18(#)	Larger lift shaft	72.521
19	Chimney shaft	Not Applicable
20(#)	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	Not Applicable
21(#)	Pipe duct, air duct for mandatory feature or essential plant room	196.002
22	Pipe duct, air duct for non-mandatory or non-essential plant room	4.138
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	Sunshade and reflector	Not Applicable
28(#)	Minor projection such as air-conditioning box, window cill, projecting window	284.324
29	Other projection such as air-conditioning box and platform with a projection of more than 750mm from external wall	Not Applicable
<b>Other Exempted Items</b>		
30	Refuge floor including refuge floor cum sky garden	307.284
31	Covered area under large projecting/overhanging feature	Not Applicable
32	Public transport terminus (PTT)	Not Applicable
33	Party structure and common staircase	Not Applicable
34	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	237.905
35	Public passage	Not Applicable
36	Covered set back area	Not Applicable
<b>Bonus GFA</b>		
37(#)	Bonus GFA	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.

THE ENVIRONMENTAL ASSESSMENT OF THE BUILDING

**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 SILVER**



Application no.: PAS0035/21

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				High efficient lighting system	
Part II : The predicted annual energy use of the proposed building/part of building <sup>(Note 1)</sup>					
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
Area served by central building services installation <sup>(Note 3)</sup>	3965.4	124.47	Not applicable	108.58	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 Buildings.

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		Electrical Installations	Yes
Lighting Installations	Yes	Lift & Escalator Installations	Yes
Air Conditioning Installations	Yes	Performance-based Approach	Not applicable