

09 May 2025

Hip Seng Builders Limited
8/F, Koho, 73-75 Hung To Road
Kwun Tong, Kowloon
Hong Kong
(Attn: SHEK Ho-choi, Richard)

Dear Mr. SHEK,

Letter of In-principle Acceptance
(Acceptance Reference No.: MiC 5/2025)

This letter is issued to **Hip Seng Builders Limited** to confirm that the Modular Integrated Construction (MiC) system (Model No. **HIPSENG-STEEL-01**) as submitted to the Buildings Department (BD) is acceptable in principle for use in private building projects in Hong Kong in respect of the performance aspects listed in Appendix I, subject to the following conditions:

- (i) The design and construction of any building project adopting the above MiC system shall comply with the provisions of the Buildings Ordinance (BO) and its subsidiary legislations;
- (ii) The conditions as set out in Appendix II and Appendix III shall be complied with;
- (iii) The modular units of the above MiC system shall be fabricated in the factories listed in Appendix IV with a valid ISO 9001 or equivalent quality assurance certification; and
- (iv) This in-principle acceptance (IPA) is valid for 5 years from the date of this letter.

2. General information of the MiC System (Model No. **HIPSENG-STEEL-01**) submitted by **Hip Seng Builders Limited** is available on BD's website.

/3. ...

3. Upon expiry of the IPA, application for its renewal should be prepared by an Authorized Person (AP) and Registered Structural Engineer (RSE). In case different AP and RSE are to be appointed, you are reminded to clarify any copyright issues.

4. This IPA shall not be construed as an exemption from obtaining prior approval and consent from the Building Authority under the BO before commencement of building works nor the granting of any exemption in gross floor area calculation.

5. This IPA does not give any warranties, explicit or implied, regarding their availability, efficacy, fitness for a particular purpose, title or non-infringement of copyright. The manufacturer/supplier/user must ensure that the above MiC system is safe for public use and complies with all relevant legislation and statutory requirements at all times.

Yours faithfully,

(Digitally signed by)
(CHAN Wai-tong, Victor)
Chief Officer/Technical Services
for Director of Buildings

c.c. YIU Shuk-yin (Authorized Person)
c/o AJAR Limited
Room 105, 1/F Enterprise Building
228 Queen's Road Central
Hong Kong

CHEUNG Yiu-sun, Wilson (Registered Structural Engineer)
c/o Wilson & Associates Limited
Room 1608-09
Nan Fung Commercial Centre
19 Lam Lok Street, Kowloon Bay, Kowloon

BD/MiC/240203(S)

**Applicable Performance Aspects
for In-principle Acceptance Reference No. MiC 5/2025**

The in-principle acceptance covers the following performance aspects of MiC system (Model No. **HIPSENG-STEEL-01**) of **Hip Seng Builders Limited** under the Buildings Ordinance (BO) and its subsidiary legislations:

- (a) Provisions of means of escape required under Part B of the Code of Practice for Fire Safety in Buildings 2011 (FS Code) and regulation 41(1) of Building (Planning) Regulations (B(P)R);
 - (b) Provisions for fire resisting construction required under Parts C and E of the FS Code and section 35 of Building (Construction) Regulation (B(C)R);
 - (c) Construction of external wall and cladding pursuant to sections 27 and 28 of B(C)R;
 - (d) Height of storeys, provisions of natural lighting and ventilation required under regulations 24, 30 and 36 of B(P)R;
 - (e) Sanitary provisions and associated drainage works within the modular units pursuant to Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations;
 - (f) Structural performance for loads required under the Code of Practice on Wind Effects in Hong Kong 2019, the Code of Practice for Dead and Imposed Loads 2011 and Part 3 of B(C)R; and
 - (g) Provisions for structural performance required under the Code of Practice for the Structural Use of Steel 2011, the Code of Practice for Structural Use of Concrete 2013, the Code of Practice for Precast Concrete Construction 2016 and B(C)R.
2. For other performance aspects of the MiC system under the purview of the BO not listed above, compliance with the provisions of the BO and the subsidiary legislations shall be demonstrated when plans are submitted for approval under the BO.

**Acceptance Conditions (Building)
for In-principle Acceptance Reference No. MiC 5/2025**

The in-principle acceptance (IPA) of MiC system (Model No. **HIPSENG-STEEL-01**) of **Hip Seng Builders Limited** is subject to the following conditions:

- (a) This IPA is confined to adopting the MiC system for domestic in a building not exceeding 21 storeys (maximum modular units of 20 storeys) as applied for;
- (b) The design and construction of MiC system should follow the plans accepted by the Buildings Department (Accepted Plans) and tally with the testing criteria of the submitted test reports. If alternative designs, materials or construction methods different from that shown in the Accepted Plans are used, compliance with the relevant provisions under the Buildings Ordinance (BO) and the subsidiary legislations should be demonstrated when plans are submitted for approval under the BO;
- (c) Authorized Person of the development project adopting the MiC system (AP) should ensure valid test and/or assessment reports complying the requirements under Part E of the Code of Practice for Fire Safety in Buildings 2011 would be available before the actual production in the prefabricated factory;
- (d) Applicant and AP should observe the requirements under Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-13 on submission of Schedule of Building Materials and Products and certifying the compliance with the relevant provisions of the BO upon completion of works;
- (e) Access points for inspection and future maintenance and repair of building services and construction elements should be provided in accordance with the Accepted Plans;
- (f) User manual with maintenance and building safety instructions for future fitting, decoration, alterations and additions of the modules as submitted with the application for IPA should be provided to the owners/occupants/users of the building adopting this MiC system; and

- (g) The IPA is subject to the grant of exemption/modification under section 42 of the BO for the following which would be favorably considered when relevant plans are submitted for approval under the BO:

BO/Building Regulations

Description

Regulation 36 of Building (Planning) Regulations

To permit the omission in standard of natural lighting and ventilation in internal bathrooms

Regulation 29(1) and 29(2) of Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations

To permit the provision of cleaning access to be other than cleaning eye

Regulation 44(4) of Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations

To permit protection of cast iron pipes to be other than asphaltic coating

Regulation 50(2) of Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations

To permit jointing of cast iron pipes to be other lead caulking

**Acceptance Conditions (Structural)
for In-principle Acceptance Reference No. MiC 5/2025**

The in-principle acceptance (IPA) of MiC system (Model No. **HIPSENG-STEEL-01**) of **Hip Seng Builders Limited** is subject to the following conditions:

- (a) The design and construction of MiC system should follow the plans accepted by the Buildings Department (Accepted Plans) and tally with the testing criteria of the submitted test reports. If alternative designs, materials, proprietary products or construction methods different from that shown in the Accepted Plans are used, compliance with the relevant provisions under the Buildings Ordinance (BO) and the subsidiary legislations should be demonstrated when plans are submitted for approval under the BO;
- (b) The MiC system is accepted based on the assumptions lists below. Overall stability, structural analysis, adequacy of structural member and/or structural connections, lateral deflection, etc. should be checked when there are any deviations with future structural plans submitted for approval under the BO.
 - (i) Maximum building height from ground level to main roof is 63m;
 - (ii) Maximum number of storeys of modular units is 20;
 - (iii) Maximum design wind pressure at main roof is 2.92 kPa (unfactored);
 - (iv) The imposed loads, superimposed loads and assumed wall and façade loads are as shown on drawing no. MIC-FP-101. The imposed loads for vehicular traffic and parking are not considered;
 - (v) The lateral stability is provided by both modules and cast in-situ reinforced concrete structure as shown on drawing no. MIC-GN-001;
 - (vi) The fabrication and installation tolerances of modular units are as shown on drawing no. MIC-GN-001;
 - (vii) Only one storey of modular units are allowed to be stacked above a completed floor as shown on drawing no. MIC-GN-001;
- (c) Cast in-situ reinforced concrete structures, A/C platforms, protective barriers, metal roof and external walls are not included in this acceptance.

Manufacturer and Prefabrication Factory

Details of the accepted manufacturer and prefabrication factory for fabrication of the modular units under In-principle Acceptance reference no.: MiC 5/2025 for MiC system (Model No. **HIPSENG-STEEL-01**) of **Hip Seng Builders Limited** are as follows:

Manufacturer: Hip Seng Builders Limited

Factories Name	Address	Type of Works
Aluhouse Technology (GD) Company Limited	West Factory Block, Aluminium Products Workshop, Asia Aluminium Industrial City, New & Hi-tech Industrial Development Zone, Dawang, Zhaoqing City, Guangdong Province, P.R. China	MiC Steel Frame Production and Fitting Out
AluHouse (ZQ) Technology Company Limited	LNG Station, Asia Aluminum Industry City, Zhaoqing High-tech Industrial Development Zone, Guangdong Province, P. R. China	Precast Concrete Slab Production

Remarks:

- (a) *The above factories shall maintain a valid ISO 9001 or equivalent quality assurance certification at all times.*
- (b) *The following items in the Quality Assurance Scheme are for information only. Updated information should be submitted for future building projects with MiC.*
 - (i) *Frequency and extent of inspection by in-house staff and independent parties required in Appendix B of Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) ADV-36; and*
 - (ii) *Frequency and extent of audit by in-house staff and independent parties required in Appendix B of PNAP ADV-36.*