

25 July 2025

Jianbang Hangxiao (HK) Assembly Co.
Unit B5, 1/F, Cheong Tai Industrial Building,
50-56 Fui Yiu Kok Street,
Tsuen Wan, N.T.
(Attn: LI Kin-pan)

Dear Mr LI,

Letter of In-principle Acceptance
(Acceptance Reference No.: MiC 12/2025)

This letter is issued to **Jianbang Hangxiao (HK) Assembly Co.** to confirm that the Modular Integrated Construction (MiC) system (**Model No. JIANBANG-001**) 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.

General information of the MiC System (Model No. JIANBANG-001) submitted by Jianbang Hangxiao (HK) Assembly Co. is available on BD's website.

/Upon ...

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

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.

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 sincerely,



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

c.c. FUNG Brian Pak-yan (Authorized Person)
c/o OIYN Ltd
3/F, Flat A, Cheong Fat Factory Building,
Nos. 265-271 Un Chau Street,
Cheung Sha Wan, Kowloon, Hong Kong

MA Pok-man Josiah (Registered Structural Engineer)
c/o JM & Associates Ltd
5/F, Caltex House,
258 Hennessy Road,
Wan Chai, Hong Kong

BD/MiC/231101 (S)

**Applicable Performance Aspects
for In-principle Acceptance Reference No. MiC 12/2025**

The in-principle acceptance covers the following performance aspects of MiC system (Model No. JIANBANG-001) of Jianbang Hangxiao (HK) Assembly Co. 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 pursuant to section 27 of B(C)R;
- (d) Height of storeys and 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 12/2025**

The in-principle acceptance (IPA) of MiC system (Model No. JIANBANG-001) of Jianbang Hangxiao (HK) Assembly Co. is subject to the following conditions:

- (a) This IPA is confined to adopting the MiC system for domestic use in a building not exceeding 18 storeys (maximum modular units of 18 storeys) as applied for;
- (b) The design and construction of the 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; and
- (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.

- (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 35A of Building
(Planning) Regulations

To accept non-provision of
gas aperture in the bathroom
in domestic premises.

**Acceptance Conditions (Structural)
for In-principle Acceptance Reference No. MiC 12/2025**

The in-principle acceptance (IPA) of MiC system (Model No. JIANBANG-001) of Jianbang Hangxiao (HK) Assembly Co. 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 future plans are submitted for approval under the BO;
- (b) The MiC system is accepted based on the assumptions listed 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 floor to top roof of the building is 56.4m.
 - (ii) Maximum number of storeys of modular units is 18.
 - (iii) Maximum design wind pressure at main roof is 4.60kPa (unfactored).
 - (iv) The imposed loads, superimposed loads and assumed wall loads are as shown on drawing no.: FP-01. The imposed loads for vehicular traffic and parking are not considered.
 - (v) The lateral stability is provided by both modular units and cast in-situ concrete core as shown on drawing no. GN-01.
 - (vi) The fabrication and installation tolerances of modular units are as shown on drawing no.: GN-01.
 - (vii) Only one storey of modular units are allowed to be stacked above a completed level as shown on drawing no.: CS-01.
- (c) Structural details of external façade, cast in-situ reinforced concrete structures and metal roof at roof floor 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 12/2025** for MiC system (Model No. JIANBANG-001) of Jianbang Hangxiao (HK) Assembly Co. are as follows:

Manufacturer: Jianbang Hangxiao (HK) Assembly Co.

Prefabrication Factory and Address:

Name	Address	Type of Works
广东建邦杭萧装配有限公司	开平市翠山湖新区翠湖二路2号	MiC Steel Frame Production and Fitting Out
榮康順企業有限公司	惠州市榮康順建築材料製品有限公司 中華人民共和國廣東省惠州市博羅縣龍溪鎮白蓮湖村	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 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.*