

12 November 2025

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

Dear Mr SHEK,

**Letter of In-principle Acceptance
(Acceptance Reference No.: MiC 19/2025)**

This letter is issued to **Hip Seng Builders Limited** to confirm that the Modular Integrated Construction (MiC) system (**Model No. HIPSENG-RC-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 factory listed in Appendix IV with a valid Full Certificate issued by the Building Technology Research Institute under the Modular Integrated Construction Manufacturer Accreditation Scheme at all times; 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. HIPSENG-RC-01) submitted by Hip Seng Builders Limited 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. Ms YIU Shuk-yin (Authorized Person)
c/o AJAR Ltd.
Room 105, 1/F Enterprise Building
228 Queen's Road Central
Hong Kong

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

BD/MiC/240202 (S)

**Applicable Performance Aspects
for In-principle Acceptance Reference No. MiC 19/2025**

The in-principle acceptance covers the following performance aspects of MiC system (Model No. HIPSENG-RC-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 pursuant to section 27 of B(C)R;
- (d) Construction of cladding pursuant to section 28 of B(C)R;
- (e) Height of storeys and provisions of natural lighting and ventilation required under regulations 24, 30 and 36 of B(P)R;
- (f) Sanitary provisions and associated drainage works within the modular units pursuant to Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations;
- (g) Structural performance for loads required under Code of Practice on Wind Effects in Hong Kong 2019, Code of Practice for Dead and Imposed Loads 2011 and Part 3 of B(C)R; and
- (h) Provisions for structural performance required under Code of Practice for Structural Use of Concrete 2013, 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 19/2025**

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

- (a) This IPA is confined to adopting the MiC system for residential use in a building not exceeding 41 storeys (maximum modular units of 39 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 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.
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 than lead caulking

**Acceptance Conditions (Structural)
for In-principle Acceptance Reference No. MiC 19/2025**

The in-principle acceptance (IPA) of MiC system (Model No. HIPSENG-RC-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 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 main roof of the building is 131.0m.
 - (ii) Maximum number of storeys of modular units is 39 (excluding refuge floor).
 - (iii) Maximum design wind pressure at main roof is 3.59 kPa (unfactored).
 - (iv) The imposed loads, superimposed loads and assumed façade loads are as shown on drawing nos. MIC-FP-001 and MIC-FP-003. 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 reinforced concrete core 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) Proposals of the following items should be submitted for acceptance to demonstrate and assure the quality of construction and justify the design assumptions prior to the future approval of submission of building development adopting the MiC system under this IPA:
- (i) Full-scale mockup of MiC modules with composite walls using modified confinement arrangement as shown on drawing nos. MIC-GN-004, MIC-GN-005, MIC-DT-002 to MIC-DT-006, MIC-DT-012 to MIC-DT-014 and MIC-DT-301.
 - (ii) Testing to verify the load-carrying capacity and ductility performance of composite wall with modified confinement arrangement as shown on drawing no. MIC-GN-005.
- (d) Structural details of external walls, A/C platforms, protective barriers, cast in-situ reinforced concrete core structure and cast in-situ floors (UR/F, refuge floor, 1/F and below floors) 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 19/2025** for MiC system (Model No. HIPSENG-RC-01) of Hip Seng Builders Limited are as follows:

Manufacturer: Hip Seng Builders Limited

<u>Prefabrication Factory</u>	<u>Address of Prefabrication Factory</u>	<u>Production</u>
AluHouse (ZQ) Technology Company Limited	Asiaalum Industrial City, New & High-tech Industrial Development Zone, ZhaoQing, Guangdong, Concrete Structure Factory 2 and Outdoor Storage Yard, Concrete Structure Factory 3 and Outdoor Storage Yard, Concrete Structure Factory 5 and Outdoor Storage Yard, Concrete Factory 6, Concrete Mixing Plant	Fabrication of modular units

Remarks:

- (a) *The above factory shall maintain a valid Full Certificate issued by the Building Technology Research Institute under the Modular Integrated Construction Manufacturer Accreditation Scheme at all times.*