

4 September 2024

Shui On Construction Co., Ltd.
13/F, New Kowloon Plaza
38 Tai Kok Tsui Road
Tai Kok Tsui, Kowloon
Hong Kong
(Attn: Mr Simon CHAN)

Dear Mr CHAN,

**Letter of In-principle Acceptance
(Acceptance Reference No.: MiC 15/2024)**

This letter is issued to **Shui On Construction Co., Ltd.** to confirm that the Modular Integrated Construction (MiC) system (**Model No. SOC-RC-MiC-23.01**) 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.

General information of the MiC System (Model No. SOC-RC-MiC-23.01) submitted by Shui On Construction Co., Ltd. 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. TANG Yuet-ching (Authorized Person)
c/o Chung Wah Nan Architects Ltd.
24th Floor, Beverly House,
93-107 Lockhart Road,
Wanchai, Hong Kong

George CHAN (Registered Structural Engineer)
c/o WSP Hong Kong Limited
7/F, One Kowloon
1 Wang Yuet Street
Kowloon Bay, Hong Kong

BD/MiC/230201 (S)

**Applicable Performance Aspects
for In-principle Acceptance Reference No. MiC 15/2024**

The in-principle acceptance covers the following performance aspects of MiC system (Model No. SOC-RC-MIC-23.01) of Shui On Construction Co., Ltd. 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 Structural Use of Concrete 2013, the Code of Practice for Precast Concrete Construction 2016, the Code of Practice for the Structural Use of Steel 2011 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 15/2024**

The in-principle acceptance (IPA) of MiC system (Model No. SOC-RC-MiC-23.01) of Shui On Construction Co., Ltd. is subject to the following conditions:

- (a) This IPA is confined to adopting the MiC system for residential use in buildings not exceeding 32 storeys (maximum modular units of 28 storeys) (Tower 1) and 33 storeys (maximum modular units of 29 storeys) (Tower 2) 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

Regulations 30 & 31 of
Building (Planning) Regulations

Description

To accept the alternative performance standards on the provision of natural lighting and ventilation in habitable rooms and domestic kitchens.

**Acceptance Conditions (Structural)
for In-principle Acceptance Reference No. MiC 15/2024**

The in-principle acceptance (IPA) of MiC system (Model No. SOC-RC-MIC-23.01) of Shui On Construction Co., Ltd. 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 heights from ground floor level to main roof are 95.55m (Tower 1) and 97.25m (Tower 2).
 - (ii) Maximum numbers of storeys of modular units are 28 (Tower 1) and 29 (Tower 2).
 - (iii) Maximum design wind pressures (unfactored) at main roof are 3.70kPa (Tower 1) and 3.01kPa (Tower 2).
 - (iv) The imposed loads, superimposed loads and assumed façade loads are as shown on drawing no.: SE/8401/SS/LP101. The imposed loads for vehicular traffic and parking are not considered.
 - (v) The lateral stability is provided by both MiC modules and casted in-situ core as shown on drawing no.: SE/8401/SS/GN102.
 - (vi) The fabrication and installation tolerances of modular units as shown on drawing no.: SE/8401/SS/GN101.
 - (vii) Only one storey of modular units are allowed to be stacked above a completed level at each zone as shown on drawing no.: SE/8401/SS/GN101.

- (c) A full-scale mockup is required to demonstrate and assure the quality of the construction of the following details with the satisfaction of the Building Authority prior to the commencement of the module fabrication in factory:
 - (i) The installation and concreting of the composite walls between modules with self-compacting concrete as specified in the drawing nos. SE/8401/SS/GN102, SE/8401/SS/MP001, SE/8401/SS/MP002 and SE/8401/SS/MC011.
- (d) All external walls, a/c platforms, in-situ core structures and corridors, structures above main roof, and staircases 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 15/2024** for MiC system (Model No. SOC-RC-MIC-23.01) of Shui On Construction Co., Ltd. are as follows:

Manufacturer: Shui On Construction Co., Ltd.

Prefabrication Factory: Guangzhou Wanyou Concrete Structure Co., Ltd.

Address of Prefabrication Factory: No. 11, Tianliu Industrial Road, Qingliu Village, Shilou Town, Panyu District, Guangzhou City, Guangdong Province, China

Remarks:

- (a) *The above factory 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 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.*