



Plan Approved  
 LEUNG Chi-keung  
 Senior Building Surveyor  
 for BUILDING AUTHORITY  
 2 2 OCT 2018

**CALCULATIONS FOR THE COMPLIANCE WITH THE SBD GUIDELINES (UNDER APP-152) FOR GRANTING G.F.A. CONCESSIONS**

SITE AREA = 687 m<sup>2</sup>  
 CLASS OF SITE = 'A'  
 HEIGHT OF BUILDING = OVER 61m

**1. BUILDING SEPARATION:**

- SITE AREA < 20,000 m<sup>2</sup>
- L.P. OF MEI TIN ROAD = 34.4450m < 60m
- CALCULATION FOR BUILDING SEPARATION NOT REQUIRED

**2. BUILDING SETBACK:**

- MEI TIN ROAD 40.123m W. > 15m (SETBACK IS NOT REQUIRED)

**3. SITE COVERAGE OF GREENERY**

- SITE AREA = 687.0 m<sup>2</sup> < 1,000 m<sup>2</sup>
- CALCULATION FOR SITE COVERAGE OF GREENERY CAN BE WAIVED

**TABLE 1**  
 BREAKDOWN OF GFA CONCESSION FOR MANDATORY FEATURE OR ESSENTIAL PLANT ROOM, AREA OF WHICH IS LIMITED BY RESPECTIVE PNAP OR REGULATION.

2018	TOTAL AREA APPLIED FOR GFA CONCESSION (m <sup>2</sup> )
BASEMENT SMOKE VENT	1.539
RSMRC	6.314
TBE RM.	33.029
LIFT MACHINE RM. AT R/F	18.974
<b>TOTAL</b>	<b>59.856</b>

**TABLE 2**  
 BREAKDOWN OF GFA CONCESSION FOR BALCONY FOR RESIDENTIAL BUILDING

	TOTAL NO. OF BAL. PER FLOOR	TOTAL AREA APPLIED FOR GFA CONCESSION PER FLOOR (s.m.)	TOTAL AREA APPLIED FOR GFA CONCESSION (s.m.)
5-12/F, 15-22/F (16 STOREYS)	4	4.000	64.000
3/F	2	4.000	4.000 (AREA UNDERNEATH LOWEST BALCONY)
<b>TOTAL</b>			<b>68.00</b>

**TABLE 3**  
 BREAKDOWN OF GFA CONCESSION FOR UTILITY PLATFORM

	TOTAL NO. OF U.P. PER FLOOR	TOTAL AREA APPLIED FOR GFA CONCESSION PER FLOOR (s.m.)	TOTAL AREA APPLIED FOR GFA CONCESSION (s.m.)
5-12/F, 15-22/F (16 STOREYS)	3	2.250	36.000
3/F	2	1.659*	1.659 (AREA UNDERNEATH LOWEST U.P.)
<b>TOTAL</b>			<b>37.659</b>

**TABLE 4**  
 BREAKDOWN OF GFA CONCESSION FOR PIPE DUCT AIR DUCT FOR MANDATORY FEATURE OR ESSENTIAL PLANT ROOM

		TOTAL AREA APPLIED FOR GFA CONCESSION (m <sup>2</sup> )	TOTAL AREA (m <sup>2</sup> )
1/F	P.D.	1.099	1.449
	P.D.	0.35	
3/F	P.D.	0.503	5.453
	W.M.C.	1.104	
	H.R./ELECT./SPRINKLER P.D.	3.846	
5-12/F, 15/F-22/F (16 STOREYS)	P.D.	0.461	3.919
	T.D.	0.120	
	P.D.	0.204	
	P.D.	0.204	
	W.M.C.	0.567	
23/F, 25/F (2 STOREYS)	SPRINKLER P.D./ELV./ELECT.	0.222+0.278+1.863 = 2.363	3,050
	Tel Duct	0.12	
TOTAL	W.M.C.	0.567	6,100
	SPRINKLER P.D./ELV./ELECT.	0.222+0.278+1.863 = 2.363	
<b>TOTAL</b>			<b>75.706</b>

\* COVERED AREA UNDER U.P. AT 3/F = COVERED AREA UNDER U.P. AT FLAT NO.4 + COVERED AREA UNDER U.P. AT FLAT NO.3  
 = 1.500 + 0.487 x 0.654  
 = 1.500 + 0.159  
 = 1.659 (S.M.)

COVERED AREA UNDER FLAT NO.7

LIST OF GFA CONCESSIONS		PRACTICE NOTES	FEATURES SUBJECT TO THE OVERALL CAP OF 10% IN PARA.4 OF PNAP APP-151	TOTAL AREA APPLIED FOR GFA CONCESSION (m <sup>2</sup> )
DISREGARDED GFA UNDER BUILDING (PLANNING) REGULATIONS 23(3)(B)			NON-DOMESTIC (m <sup>2</sup> )	DOMESTIC (m <sup>2</sup> )
1.	CARPARK AND LOADING/UNLOADING AREA EXCLUDING PUBLIC TRANSPORT TERMINUS	PNAP APP-2 AND APP-111		(B/F) (G/F) 395.260+147.152=542.412
2.	PLANT ROOMS AND SIMILAR SERVICES			59.856 (REFER TO TABLE 1 FOR BREAKDOWN)
2.1	MANDATORY FEATURE OR ESSENTIAL PLANT ROOM, AREA OF WHICH IS LIMITED BY RESPECTIVE PNAP OR REGULATION, SUCH AS LIFT MACHINE ROOM, TBE ROOM, REFUSE STORAGE CHAMBER, ETC.	PNAP APP-35 & APP-84		
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 FSI AND EQUIPMENT, METER ROOM, TRANSFORMER ROOM, POTABLE AND FLUSHING WATER TANK, ETC.	PNAP APP-2 AND APP-42		
2.3	NON-MANDATORY OR NON-ESSENTIAL PLANT ROOM, SUCH AS A/C PLANT ROOM, AHU ROOM, ETC.	PNAP APP-2 AND APP-42	(G/F SERVER ROOM/CAR LIFT MACHINE ROOM) (L/F AHU ROOM 12.7 AHU ROOM FOR SDD) 6.221+19.059+114.422+4.554	44.304
DISREGARDED GFA UNDER BUILDING (PLANNING) REGULATIONS 23A(3)				
3.	AREA FOR PICKING UP AND SETTING DOWN PERSONS DEPARTING FROM OR ARRIVING AT THE HOTEL BY VEHICLE	PNAP APP-40		
4.	SUPPORTING FACILITIES FOR A HOTEL	PNAP APP-40		
GREEN FEATURES UNDER JPNs				
5.	BALCONY FOR RESIDENTIAL BUILDINGS	JPN1		68.000 (REFER TO TABLE 2 FOR BREAKDOWN)
6.	WIDER COMMON CORRIDOR AND LIFT LOBBY	JPN1		
7.	COMMUNAL SKY GARDEN	JPN1 & 2 PNAP APP-122		
8.	COMMUNAL PODIUM GARDEN FOR NON-RESIDENTIAL BUILDINGS	JPN1		
9.	ACOUSTIC FIN	JPN1		
10.	WING WALL, WIND CATCHER AND FUNNEL	JPN1		
11.	NON-STRUCTURAL PREFABRICATED EXTERNAL WALL	JPN2		
12.	UTILITY PLATFORM	JPN2		37.659 (REFER TO TABLE 3 FOR BREAKDOWN)
13.	NOISE BARRIER	JPN2		
AMENITY FEATURES				
14.	COUNTER, OFFICE, STORE, GUARD ROOM AND LAVATORY FOR WATCHMAN AND MANAGEMENT STAFF, OWNERS' CORPORATION OFFICE	PNAP APP-42		(COUNTER) AREA 3.107 3.107
15.	RESIDENTIAL RECREATIONAL FACILITIES INCLUDING VOID, PLANT ROOM, SWIMMING POOL, FILTRATION PLANT ROOM, COVERED WALKWAY ETC SERVING SOLELY THE RECREATIONAL FACILITIES	PNAP APP-2, APP-42 AND APP-104		(CLUB HOUSE) 177.194 177.194
16.	COVERED LANDSCAPED AND PLAY AREA	PNAP APP-42		
17.	HORIZONTAL SCREEN/COVERED WALKWAY, TRELIS	PNAP APP-42		
18.	LARGER LIFT SHAFT	PNAP APP-89		86.461 86.461
19.	CHIMNEY SHAFT	PNAP APP-2		
20.	OTHER NON-MANDATORY OR NON-ESSENTIAL PLANT ROOM, SUCH AS BOILER ROOM, SMATY ROOM (IRRIGATION PUMP ROOM & FAN ROOM)	PNAP APP-2		
21.	PIPE DUCT, AIR DUCT FOR MANDATORY FEATURE OR ESSENTIAL PLANT ROOM	PNAP APP-2 & APP-93		75.706 (REFER TO TABLE 4 FOR BREAKDOWN)
22.	PIPE DUCT, AIR DUCT FOR NON-MANDATORY OR NON-ESSENTIAL PLANT ROOM	PNAP APP-2		
23.	PLANT ROOM, PIPE DUCT, AIR DUCT FOR ENVIRONMENTALLY FRIENDLY SYSTEM AND FEATURE	PNAP APP-2		
24.	HIGH HEADROOM AND VOID IN FRONT OF CINEMA, SHOPPING ARCADE ETC. IN NON-DOMESTIC DEVELOPMENT	PNAP APP-2		
25.	VOID OVER MAIN COMMON ENTRANCE (PRESTIGE ENTRANCE) IN NON-DOMESTIC DEVELOPMENT	PNAP APP-2 & APP-42		
26.	VOID IN DUPLEX DOMESTIC FLAT AND HOUSE	PNAP APP-2		
27.	SUNSHADE AND REFLECTOR	PNAP APP-19 & APP-67		
28.	MINOR PROJECTION SUCH AS AC BOX, WINDOW CILL, PROJECTING WINDOW	PNAP APP-19 & APP-42		
29.	OTHER PROJECTION SUCH AS SIR-CONDITIONING BOX AND PLATFORM WITH A PROJECTION OF MORE THAN 750MM FROM THE EXTERNAL WALL	PNAP APP-19		
OTHER ITEMS				
30.	REFUGE FLOOR INCLUDING REFUGE FLOOR CUM SKY GARDEN	PNAP APP-2 & APP-122		
31.	COVERED AREA UNDER LARGE PROJECTION/OVERHANGING FEATURE	PNAP APP-19		
32.	PUBLIC TRANSPORT TERMINUS (PTT)	PNAP APP-2		
33.	PARTY STRUCTURE AND COMMON STAIRCASE	PNAP ADM-2		
34.	HORIZONTAL AREA OF STAIRCASE, LIFT SHAFT AND VERTICAL DUCT SOLELY SERVING FLOOR ACCEPTED AS NOT BEING ACCOUNTABLE FOR GFA	PNAP APP-2		
35.	PUBLIC PASSAGE	PNAP APP-108		
36.	COVERED SET BACK AREA	PNAP APP-152		
BONUS GFA				
37.	BONUS GFA	PNAP APP-108		
<b>TOTAL</b>			<b>44.304m<sup>2</sup> &lt; 47.890m<sup>2</sup> (9.251%) (10% N.D. G.F.A.)</b>	<b>372.421m<sup>2</sup> &lt; 381.950m<sup>2</sup> (9.751%) (10% DOM. G.F.A.)</b>
CAP ON GFA CONCESSION			<b>NON DOMESTIC G.F.A. = 478.897m<sup>2</sup> x10%=47.889m<sup>2</sup></b>	<b>DOMESTIC G.F.A. = 381.950m<sup>2</sup> x10%=38.195m<sup>2</sup></b>
				<b>1094.699m<sup>2</sup></b>

**B.D.**

B.D. REF. F.S.D. REF.

- (1) Do not scale drawing. Figured dimensions are to be followed. Read this drawing in conjunction with all other relevant drawings and specifications. The architect shall be notified immediately if any discrepancy is found therein.
- (2) This drawing shall not be used for construction purposes unless otherwise certified. The contractor shall verify all dimensions on site prior to commencement of work.

*Mok Ka Fai*  
 MOK Ka Fai  
 AUTHORISED PERSON - ARCHITECT

THE WORKS SHOWN ON THESE PLANS ARE TYPE II WORKS (BUILDING AMENDMENT) IN RESPECT OF WHICH CONSENT IS APPLIED FOR THE PURPOSE OF FAST TRACK CONSENT APPLICATION UNDER REGULATION 33 OF THE BUILDING (ADMINISTRATION) REGULATIONS

**AMENDED PLAN - TYPE II**  
 The works shown on these plans are Type II works (Building Amendment) in respect of which consent is applied for the purpose of fast track consent application under Regulation 33 of the Building (Administration) Regulations. The works are carried out on the basis of the consent of the Building Authority under the provisions of section 14(2)(c) of the Buildings Ordinance and the provision of section 4(3)(b) and the provision of section 14(2)(c) of the Buildings Ordinance are of particular relevance in this regard.

Rev.No.	Date	Particulars	Drawn	Checked	Approved
H1	03.08.18	SEVENTH AMENDMENT TO B.D.	CHC	MCL	KM
G	21.06.18	B.D. APPROVAL	CHC	MCL	KM
G1	17.05.18	SIXTH AMENDMENT TO B.D.	CHC	VC	KM
F	24.04.18	B.D. APPROVAL	CHC	YWC	KM
F1	26.03.18	FIFTH AMENDMENT TO B.D.	CHC	YWC	KM
E	15.02.18	B.D. APPROVAL	CHC	YWC	KM
E1	22.01.18	FOURTH AMENDMENT TO B.D.	CHC	YWC	KM
D1	09.06.17	B.D. APPROVAL	TL	YWC	KM
C	09.02.17	B.D. APPROVAL	LOU	YWC	KM
C1	14.11.16	SECOND AMENDMENT TO B.D.	AC	YWC	KM
B	17.03.16	B.D. APPROVAL	SCC	YWC	KM
B1	25.01.16	FIRST AMENDMENT B.D.	SCC	YWC	KM
A	22.10.14	B.D. APPROVAL	AC	KEK	KAY
A1	11.06.14	FIRST SUBMISSION TO B.D.	AC	KEK	KAY



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Approved for Dispatch/Construction

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Approved By: \_\_\_\_\_ Date: \_\_\_\_\_

Job Title: PROPOSED COMPOSITE BUILDING ON SHA TIN TOWN LOT NO.604, MEI TIN ROAD, TAI WAI, SHA TIN, NEW TERRITORIES.  
 Job No.: NT1406

Drawing Title: COMPLIANCE WITH SBD GUIDELINES

Scale: AS SHOWN Date Drawn: 03.08.2018

ARCHITECTURAL	STRUCTURAL	E&M
Drawn By: CHC	Drawn By: MCL	Drawn By: KM
Checked By 1: CHC	Checked By 1: MCL	Checked By 1: KM
Checked By 2: CHC	Checked By 2: MCL	Checked By 2: KM
Approved By: CHC	Approved By: MCL	Approved By: KM
Rev. No.:	Rev. No.:	Rev. No.:
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