

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)314**

**(Question Serial No. 5789)**

Head: (82) Buildings Department  
Subhead (No. & title): (-) Not specified  
Programme: (1) Buildings and Building Works  
Controlling Officer: Director of Buildings (HUI Siu-wai)  
Director of Bureau: Secretary for Development

Question (Member Question No. 346):

1. Since the publication of the new practice notes on fostering a quality and sustainable built environment, what are the respective numbers of buildings where 1 to 3 %, 4 to 6 %, 7 to 9% and 10% of gross floor area (GFA) concessions were granted accordingly?
2. What is the number of buildings whose building height and/or site coverage exceed that permitted under the relevant Outline Zoning Plan as a result of GFA exemptions granted in respect of green features and hence need to make an application to the Town Planning Board for relaxation of the restrictions?

Asked by: Hon. CHAN Ka-lok, Kenneth

Reply:

- (1) The Buildings Department (BD) has since 1 April 2011 implemented a package of measures to foster a quality and sustainable built environment. As part of the measures, to contain the effect on building bulk while allowing design flexibility for incorporating desirable green and amenity features as well as non-mandatory or non-essential plant rooms and services, such as balconies, residents' recreational facilities, air-conditioning plant rooms and plant rooms for environmentally friendly systems, an overall cap is imposed on the total amount of gross floor area (GFA) concessions for these features. The cap is set at 10% of the total GFA of a development. BD does not keep statistics on the amount of GFA concessions granted to approved building proposals. The amount of GFA concessions granted to a proposed development may be revised throughout the development process whenever there is a change in the design affecting the concession areas.
- (2) There may be situations where GFA exemptions may result in an increase in building height and/or site coverage above that permitted under the relevant Outline Zoning Plan. In such circumstances, BD may invoke section 16(1)(d) of the Buildings Ordinance to disapprove the building plans unless a planning permission for relaxation of these restrictions has been approved by the Town Planning Board (the Board). We do not have statistics on the number of planning applications to the Board for

relaxation of height and/or site coverage restriction owing to grant of exemptions for green features by BD.