

CONTROLLING OFFICER'S REPLY

DEVB(PL)291

(Question Serial No. 5675)

Head: (82) Buildings Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Buildings and Building Works
Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)
Director of Bureau: Secretary for Development

Question:

In respect of promoting green buildings:

- a) What are the details of the policy for private developers to apply gross floor area (GFA) concessions for green buildings?;
- b) Please list in the form of a table, detailing the projects and the respective developers granted with the above GFA concessions, together with the GFA involved, in the past five years;
- c) It is announced in the Budget Speech (paragraph 114) that the Government is considering extending the above concessions to cover buildings adopting Modular Integrated Construction. What is the progress so far? What are the staffing and expenditure involved?

Asked by: Hon CHAN Tanya (Member Question No. (LegCo use): 206)

Reply:

- a) In the light of the recommendations of the Council for Sustainable Development, the Government introduced a package of measures in April 2011 to enhance the design standard of new buildings to foster a quality and sustainable built environment in Hong Kong. As part of the package of measures, to contain the effect on building bulk while allowing flexibility in the building design for incorporating desirable green and amenity features, the Buildings Department (BD) imposes an overall cap of 10% on the gross floor area (GFA) concessions to be granted for these features out of the total amount of GFA of a development. Apart from satisfying the relevant acceptance criteria for individual green and amenity features, the development should comply with a set of pre-requisites for granting GFA concessions, including compliance with the Sustainability Building Design Guidelines, compliance with the energy efficiency requirements for the domestic part of the development, participation in the BEAM Plus green building certification scheme, and disclosure of information of energy performance and results of BEAM Plus certification. The details on applying for these

GFA concessions are promulgated in the relevant practice note for building professionals which can be downloaded from BD website <http://www.bd.gov.hk/english/documents/pnap/APP/APP151.pdf>.

- b) In the past five years, BD issued 141 occupation permits (OPs) for developments granted with GFA concessions. A list of these developments with the name of developers and site addresses is at Annex. The GFA concessions granted in individual projects are available in BD website <http://www.bd.gov.hk/english/GFA.html>.
- c) To encourage adoption of modular integrated construction (MiC) in private building developments, BD is considering extending the existing GFA concessions for promoting green and innovative buildings to cover buildings adopting MiC. The current target is to formulate a proposal for consultation with the industry via the established platforms in the third quarter of 2018.

The review of extending GFA concessions to buildings adopting MiC is carried out by the professional and technical staff of the New Buildings Division 1 of BD as part of their overall duties. We are not able to provide a breakdown of the manpower resources and expenditure involved solely for the review.

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| | Name of developer | Address of developments issued with OP |
|----|--|---|
| 1 | Hong Kong Science & Technology Parks Corporation | Science Park West Avenue, Hong Kong Science Park (Phase 3), Pak Shek Kok, Tai Po |
| 2 | The Open University of Hong Kong | 81 Chung Hau Street, The Open University of Hong Kong |
| 3 | Urban Renewal Authority | Junction of Kwun Tong Road near Hip Wo Street |
| 4 | Hong Kong Science & Technology Parks Corporation | Science Park West Avenue, Hong Kong Science Park Phase 3, Pak Shek Kok, Tai Po |
| 5 | China Mobile International Limited | 3 Chun Cheong Street, Tseung Kwan O, Sai Kung, New Territories |
| 6 | Benton Enterprises Limited, Billion Golden Limited | 118 Electric Road, Hong Kong |
| 7 | Land Chain Limited and Queen's Land Investment Limited | Pak Kong, Sai Kung |
| 8 | Rich System Investments Limited | 142 Camp Street |
| 9 | Bao Wei Enterprises Limited | J/O Tung Chung Rd & South Lantau Road, Cheung Sha, Lantau Island |
| 10 | Shine Living Industrial Limited | 8 York Road |
| 11 | Well Dynamic Limited | 121 Bulkeley Street |
| 12 | Ease Kind Development Ltd., Land Source Investment Ltd., New Town Project Management Limited, Pearls Limited, Polyworth Limited and Tung Wah Group of Hospitals | 8 Kwai Fong Street, Hong Kong |
| 13 | Luk Yeung Restaurant Limited | 17 Cheung Shun Street |
| 14 | Joint Vision Limited | 83 Hoi Bun Road |
| 15 | Apex Harvest Limited | 39,41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77 Lai Ping Road, Sha Tin, New Territories |
| 16 | Pembroke Development Investments Limited | Area 56 A, Kau To Shan, Sha Tin |
| 17 | Joint View International Limited | 8/12 South Lane, Hong Kong |
| 18 | Best Value International Ltd., Lucky Castle Development Ltd., Best Value International Ltd., Fu Ying Development Ltd., Supermate Development Ltd., Fu Ying Development Limited, Lucky Castle Development Ltd. and Joinsmart Corporation Ltd. | 2-12 Observatory Road |

| | Name of developer | Address of developments issued with OP |
|----|--|--|
| 19 | Bright Strong Limited | Site II (Phase 1), Sha Po, Kam Tin, Yuen Long |
| 20 | Bright Strong Limited | Site I (Phase 1), Sha Po, Kam Tin, Yuen Long |
| 21 | Hong Kong Red Cross | 19 Hoi Ting Road |
| 22 | Urban Renewal Authority | 123 Pak Tai Street |
| 23 | Hang Seng School of Commerce | Hang Shin Link, Siu Lek Yuen, Sha Tin, New Territories |
| 24 | Charmlink Limited, Topmass Development Limited | 116 Argyle Street & 3 Julia Avenue |
| 25 | Big Harvest International Limited | 535 Jaffe Road, Hong Kong |
| 26 | Speedy Tact Development Limited | J/O On Kwan Street, On Muk Street, Shek Mun, Sha Tin |
| 27 | Coming Wealth Limited | 16 Connaught Road West, Hong Kong |
| 28 | Sky Target (Hong Kong) Limited | Mui Wo, Lantau Island |
| 29 | Advance Fame Investment Ltd. | Tan Kwai Tsuen Road, Yuen Long |
| 30 | Sure Luck Development Limited | 8A - 8B Wing Hing Street, Hong Kong |
| 31 | Urban Renewal Authority | 3 Muk Chui Street |
| 32 | Fortune Precision Limited | Area 66 B2, Tseung Kwan O |
| 33 | Great Art Investment Limited | Ping Kwai Road, Ping Shan, Yuen Long |
| 34 | New Town Project Management Limited and NW Project Management Limited | Tong Yan San Tsuen, Yuen Long |
| 35 | Janeworth Company Limited | J/O Hung Luen Road and Kin Wan Street |
| 36 | Winning Tech Limited | 54-56 Ta Chuen Ping Street, Kwai Chung |
| 37 | Lucky Leading Limited | Tin Sau Road, Tin Shui Wai, Yuen Long |
| 38 | Joinbo Enterprises Limited | 571 Fuk Wa Street |
| 39 | Choice Glory Limited | 18 Tang Lung Street, Hong Kong |
| 40 | Vocational Training Council | Vocational Training Council, 20, 20A & 22 Tsing Yi Road, Tsing Yi |
| 41 | Hong Kong Science & Technology Parks Corporation | Building 20E and 22E, Hong Kong Science Park Phase 3, Pak Shek Kok, Tai Po |
| 42 | Pacific Earth Enterprise Limited | 6 Ying Hong Street, Lantau Island, New Territories |
| 43 | Fancy Luck Development Ltd. | 1 On Kwan Street, Shek Mun, Sha Tin, New Territories |
| 44 | Stanhope Holdings Limited | 2 and 6 Pak Shek Wo San Tsuen Road, Sai Kung, New Territories |
| 45 | Chu Hai College of Higher Education Limited | Castle Peak Road, So Kwun Wat, Tuen Mun |
| 46 | The Society for the Promotion of Hospice Care | A Kung Kok Shan Road, Sha Tin |

| | Name of developer | Address of developments issued with OP |
|----|---|---|
| 47 | Everhost Limited | 18 Junction Road |
| 48 | Goldwell Development Ltd. | 8 Ap Lei Chau Drive, Hong Kong |
| 49 | Brave Sky Investments Limited | 8 Wai Yin Path |
| 50 | Champion Success Limited | 82-100 Tak Cheong Street & 2-4 Soy Street |
| 51 | Jet Union Development Ltd. | 23 Tong Yin Street, Tseung Kwan O, New Territories |
| 52 | New Regent Asia Ltd. | 9 Chi Shin Street, Tseung Kwan O, New Territories |
| 53 | Alcon Investments Limited | 9 Lee Kung Street |
| 54 | Fortune Glory Investments Limited | Peng Lei Road, Peng Chau, New Territories |
| 55 | Crown World Investment Ltd. | Area 66A, Tong Yin Street, Tseung Kwan O |
| 56 | Best-Rights Company Ltd. | 1 Castle Road, Hong Kong |
| 57 | Both Talent Limited and Paperkit International Ltd. | 1 South Lane, Hong Kong |
| 58 | Dawn Rider Limited | 33 South Lantau Road, Lantau Island, New Territories |
| 59 | Winbox Investment Ltd. | Area 66C1, Tseung Kwan O, New Territories |
| 60 | China Unicom (Hong Kong) Operations Limited | 19 Chun Wang Street, Tseung Kwan O Industrial Estate, New Territories |
| 61 | Harcourt Holdings Limited | 10 Hoi Fung Path, Hong Kong |
| 62 | King Century Investments Limited | 19-29, 29A, 31, 31A & 31B Graham Street, 15-25 Gage Street, 6-18 Peel Street, Hong Kong |
| 63 | Grand Whole Limited | 31 Conduit Road, Hong Kong |
| 64 | Addlight Investments Limited | 663 Clear Water Bay Road, Sai Kung, New Territories |
| 65 | Hong Kong Shue Yan University Limited | 6 Wai Tsui Crescent, Hong Kong |
| 66 | Asia Perfect Development Ltd. | Pik Sha Road, Sai Kung, New Territories |
| 67 | Choiceland Limited | 285 Hong Kin Road, Tui Min Hoi, Sai Kung, New Territories |
| 68 | Stanley Investments Limited | 75 San Tam Road, Yuen Long, New Territories |
| 69 | Fu Chu Investment Limited | 128-130 Nga Tsin Wai Road |
| 70 | Smart Edge Limited | J/o Kai Shun Road, Wang Kwong Road and Kai Cheung Road |
| 71 | Kwun Tong Swatow Baptist Church | 11 Tsui Ping Road |
| 72 | Up Fair Limited | 17 Nelson Street |
| 73 | Able Business Development Limited | 279 Prince Edward Road West |
| 74 | Top Sail International Limited | 1 Tang Fung Street, Hong Kong |

| | Name of developer | Address of developments issued with OP |
|-----|--|--|
| 75 | Billion Ideal Ltd. | Kwun Fat Street, Siu Lam, Tuen Mun |
| 76 | Champion Globe Development Limited | 558-560 Nathan Road & Hamilton Street |
| 77 | Smart Touch Investments Limited | Fu Shing Street, Area 52, Tuen Mun |
| 78 | Kwong On Properties Limited and Real Best Corporation Ltd. | 66 Jardine's Bazaar, Hong Kong |
| 79 | Shangri-La Hotel (Kowloon) Limited | J/o Hung Luen Road & Wa Shun Street |
| 80 | Land Crown International Limited | 8-12A Ha Heung Road |
| 81 | GHK Hospital Limited | 1 Nam Fung Path, Hong Kong |
| 82 | Smart Champion (Hong Kong) Ltd. | Tung Wan, Peng Chau |
| 83 | Sinociti Limited | 179 & 181 Bulkeley Street |
| 84 | Fairtex Development Limited | 196-202 Ma Tau Wai Road |
| 85 | Hong Kong Science and Technology Parks Corporation and Vogue Laundry Service Limited | 95-99 Fuk Hi Street, Yuen Long Industrial Estate, Yuen Long |
| 86 | Asia Cheer International Limited | 33 Shing On Street, Hong Kong |
| 87 | Trioland Limited | 11 Tak Yip Street, Tung Tau, Yuen Long, New Territories |
| 88 | Amblegreen Company Limited | 33 Tong Yin St Tseung Kwan O |
| 89 | City Telecom (H.K.) Limited and Hong Kong Media Production Company Limited | 1 Chun Cheong Street, Tseung Kwan O Industrial Estate, New Territories |
| 90 | Wisefield Enterprises Ltd. | 38 Wong Chuk Hang Road, Hong Kong |
| 91 | Classic Gold Holdings Limited | 28 Sheung Shing Street |
| 92 | Pine Harvest Limited | 321 Des Voeux Road West, Hong Kong |
| 93 | Harbour City Estates Limited | Canton Road, Ocean Terminal Extension |
| 94 | Charmford Holdings Limited | Kau To, Sha Tin |
| 95 | Motive Drive Limited | 373 Queen's Road East, Hong Kong |
| 96 | Super Fortune Investment Limited | 50 Ma Tau Kok Road |
| 97 | Moscova Company Limited | 668-680, 668/680 Castle Peak Road |
| 98 | Wisdom Gaining Ltd. | 62 Shanghai Street |
| 99 | Borten Limited | 11 Li Tak Street |
| 100 | Urban Renewal Authority | 42-44 Chi Kiang Street, 1-1A Ha Heung Road & 2-2C Kowloon City Road |
| 101 | Wealth Up Development Limited | 299 Wan Po Road, Tseung Kwan O, New Territories |
| 102 | Century Wealth Creation Limited, Hang Seng Bank Limited, Hang Seng Real Estate Management Limited and Wealthy Tide Limited | 2 Stone Nullah Lane and 136 Johnston Road, Hong Kong |

| | Name of developer | Address of developments issued with OP |
|-----|--|--|
| 103 | Ease Finance Limited, Easy Charm Coporation Limited, Fame Amuse Limited, Harvest Faith Investment Development Limited, Honour International Holdings Limited and Rich Treasure International Limited | 38 Western Street, Hong Kong |
| 104 | Everbeam Investments Limited | 37 Lai Ping Road, Sha Tin, New Territories |
| 105 | Ace Dragon Development Limited | 2 Muk Ning Street, Kowloon |
| 106 | Easy Merit Holdings Limited | 1 Sheung Foo Street, Kowloon |
| 107 | Christian Alliance International School Limited | 33 King Lam Street, Kowloon |
| 108 | Great Horwood Limited | Area 65 C1, Chi Shin Street, Tseung Kwan O |
| 109 | Classic Happiness Company Limited | 20 Peak Road, Hong Kong |
| 110 | Bravo Partner Limited | 83 Lai Ping Road, Sha Tin, New Territories |
| 111 | Ace Dragon Development Limited | 8 Muk Ning Street, Kowloon |
| 112 | Senworld Investment Limited | Area 48, Castle Peak Rd, So Kwun Wat, Tuen Mun |
| 113 | Bright Strong Limited | Site IV (Phase 1A and Phase 1B), 18 Castle Peak Road Tam Mi, Yuen Long |
| 114 | Good Standing (Hong Kong) Limited | 88 Sai Yee Street |
| 115 | Glory United Development Limited | 18 King Wah Road, Hong Kong |
| 116 | Rainbow Alpha Holdings Ltd. | Wu On Street, Area 44, Tuen Mun |
| 117 | Joint Rise International (HK) Ltd. | 28 Aberdeen Street, Hong Kong |
| 118 | Pacific Crown Enterprises Limited | 8 Kimberley Street |
| 119 | Vocational Training Council | 133 Shing Tai Road, Hong Kong |
| 120 | Caritas – Hong Kong | 2 Chui Ling Lane, Tseung Kwan O, New Territories |
| 121 | Hong Kong Island Development Ltd. and New Town Project Management Limited | 18-24 Salisbury Road |
| 122 | Wascott Property Limited | So Kwun Wat Road, Area 56, So Kwun Wat, Tuen Mun |
| 123 | Tania Development Limited | 45 Tai Tam Road, Hong Kong (Scheme C) |
| 124 | Long Kinetic Limited | 1 North Point Estate Lane, Hong Kong |
| 125 | Real Charm Investment Ltd. | Po Tai Street, Ma On Shan |
| 126 | Heep Hong Society | 19 Sandy Bay Road, Hong Kong |
| 127 | Hinwood Investment Limited | Area 66 D2, Tseung Kwan O |
| 128 | Winfield Investments Limited | 108 Repulse Bay Road, Hong Kong |

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|-----|--|--|
| 129 | Asian View Development Limited | 8 Tai Mong Tsai Rd, Sai Kung, New Territories |
| 130 | World Talent (Hong Kong) Limited | 9 Hong Tsuen Road, Sai Kung, New Territories |
| 131 | Century Property Investment Limited | 33 Tseuk Luk Street |
| 132 | New Rich Investments Limited | No.15 Hang Kwong Street, Ma On Shan, New Territories |
| 133 | Kong Fortune Investment Limited and Champ Shine Limited | 18 Lun Fat Street, Hong Kong |
| 134 | Ever Crown Development Limited | 33 Des Voeux Road West, Hong Kong |
| 135 | Parkmost Limited | 17 Yik Yam Street, Hong Kong |
| 136 | Star Wing International Limited | 19 Wang Chiu Road |
| 137 | Silver Nicety Company Limited | 10 Hysan Avenue, Hong Kong |
| 138 | Grandwall Investment Limited | Ma Kam Street, Ma On Shan |
| 139 | Active Talent Holdings Limited | 163 Shau Kei Wan Road, Hong Kong |
| 140 | Bauer Investment Limited and Triple Glory Limited and Keenfair Development Limited | 38 Hillwood Road |
| 141 | Kowloon-Canton Railway Corporation and Nam Cheong Property Development Limited | 28 Sham Mong Road, Sham Shui Po, Kowloon |