

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)244**

**(Question Serial No. 4086)**

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

According to Report No. 72 of the Director of Audit, there is a serious shortage of parking spaces in Hong Kong. As the overall ratio of parking spaces to vehicles will continue to decrease, the shortage will become even more severe. In this connection, would the Government inform this Committee:

Whether the Government will lift the restriction that all parking spaces in buildings have to be built underground, and whether gross floor area concessions will be granted to encourage developers to provide above-ground parking spaces; if so, of the details; if not, of the reasons.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 64)

Reply:

In light of the recommendations of the Council for Sustainable Development after extensive public engagement, 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. One of the measures is that, instead of the previous practice whereby all car parks may be disregarded from gross floor area (GFA) calculation (100% GFA concessions), only underground car parks provided with electric vehicles (EV) charging-enabling facilities at each parking space may be granted 100% GFA concessions. For car parks provided with EV charging-enabling facilities but are above-ground, 50% GFA concessions may be granted. Nevertheless, exceptions would be considered for granting 100% GFA concession for above-ground car parks where it is proven with sufficient evidence that it is technically infeasible to construct the carpark underground or where the above-ground carpark poses no adverse environmental or visual impact. In

other words, the Government's policy is to encourage the provision of car parks underground through the offer of GFA concession; the policy does not mandate that car parks must be provided underground.

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