

CONTROLLING OFFICER'S REPLY

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(Question Serial No. 0091)

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:

In Matters Requiring Special Attention in 2021-2022, the Government states that it will “engage stakeholders for the preparation of implementing the new proposed gross floor area concession mechanism for amenity features, with a view to stepping up the promotion of green buildings in the private market”. Under this connection, will the Government inform this Committee:

- a) the detailed arrangement for the new proposed gross floor concession mechanism;
- b) the number of application the Government received for private development that has applied/can apply for gross floor concession under the new mechanism and the difference of gross floor concession developers can enjoy under the old and the new mechanism;
- c) whether the Government will step up and provide more concessions so as to encourage the construction of private green buildings; if yes, of the details; if no. of the reasons.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 36)

Reply:

As one of the initiatives of 2017 Policy Address, the Buildings Department (BD) commissioned a consultancy study to review the arrangement to further promote green building. Specifically, the review will consider tightening the prerequisite of applying for gross floor area (GFA) concession for a private development project to attain specific standards of performance in environmental protection, or even adopt performance-based and site-specific approaches to determine the maximum GFA concession.

While maintaining the current uniform level of 10% cap for the GFA concession for new private development projects, the review recommends tightening the prerequisite by requiring a project to attain a specific rating under the Building Environmental Assessment Method Plus (BEAM Plus) for application for GFA concession for amenity features. If a project can

only attain a lower tier rating, it has to demonstrate compliance with one or more new specific standards which will promote a quality and sustainable built environment. Examples of new specific standards include extensive greenery application, precast application, interior natural ventilation, elderly-friendly facilities and other design best practices. BD has been working closely with the stakeholders to formulate the implementation details of the new GFA concession mechanism targeted to be launched in late 2021.

Having regard to the study findings and taking heed of stakeholders' views, the current overall cap on the GFA concessions would remain unchanged. Further raising the cap will increase the building bulk and have a negative impact on the environment.

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