

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)129**

**(Question Serial No. 0465)**

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:

With regard to the matter to “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”, will the Department inform this Committee of the following:

1. What are the plan and progress of the initiative?
2. In the past, concession was granted for balconies and utility platforms with strict restrictions which led to problems such as “mini balconies”. Will the Government be more open-minded and lenient when considering the “gross floor area concession mechanism for amenity features” in order to encourage green buildings? If so, what are the details? If not, what are the reasons?

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 75)

Reply:

1. 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.

2. To encourage the provision of green features such as balconies and utility platforms for residential buildings, incentives via GFA exemption have been provided subject to meeting the specific criteria set out in the Joint Practice Note (JPN) No. 1 and No. 2 issued jointly by BD, Lands Department and Planning Department. In 2019, BD promulgated the revised JPN No. 1 and No. 2 and the Code of Practice on Design for Safety – External Maintenance to accept air-conditioner (AC) platform combined with balcony and/or utility platform aiming to encourage flexible design and construction of balcony and utility platform and to provide better maintenance access to AC. The Government will continue to review the requirements for green and amenity features from time to time to encourage such provisions in green buildings.

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