

**Exemption of Gross Floor Area for
Buildings adopting Modular Integrated Construction**

Modular Integrated Construction (MiC) is a construction method that employs the technique of having freestanding volumetric modules (with finishes, fixtures, fittings, etc.) manufactured off-site and then transported to site for assembly. MiC has proven benefits on more efficient and better quality control, less construction waste, shortened construction period, etc. However, MiC will involve repetitive double walls between MiC modules and thicker enclosure walls to cater for rigging and hoisting during transportation and assembly on site.

2. To encourage wider use of MiC in new buildings, the Building Authority is prepared to grant the following gross floor area (GFA) exemptions:

- (a) 6% of the MiC floor area¹ of a new building may be disregarded from the GFA of the development upon submission of an application for exemption under section 42 of the Buildings Ordinance; and
- (b) The disregarded GFA under item (a) above is not subject to the overall GFA cap of 10% under PNAP APP-151.

3. The GFA exemptions will be revoked if MiC is no longer adopted in the proposed buildings or adjusted if there is a reduction in the MiC floor area.


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¹ MiC floor area is the floor area contained within the external walls of the combined MiC modules, together with the areas of MiC balconies and associated construction joints (including the thickness of such walls).