

政府總部
發展局
規劃地政科
香港花園道美利大廈



Planning and Lands Branch
Development Bureau
Government Secretariat
Murray Building, Garden Road
Hong Kong

本局檔號 Our Ref. DEVB (PL-B) 25/03/37 Pt. 25

電話 Tel.: 2848 6297

來函檔號 Your Ref.

傳真 Fax: 2899 2916

1 June 2010

Mr Wong Siu-yee
Clerk to Panel on Development
Legislative Council
Legislative Council Building
8 Jackson Road
Central

Dear Mr Wong,

New Guidelines on Disclosure of GFA Concessions

In the reply to Question No. 5 of the Legislative Council meeting on 11 November 2009 regarding gross floor area (GFA) concessions, the Secretary for Development said that the Buildings Department (BD) would consider requiring Authorized Persons to specify various GFA concessions on building plans so as to facilitate future public inspection. The BD would also consider publicising information of GFA concessions of projects with occupation permits (OPs) granted.

After consultation with the industry, the BD issued today a revised practice note requiring detailed breakdown of all GFA concessions granted in new building developments be shown on building plans and a summary of all GFA concessions upon application for occupation permits be submitted. The latter information will be published on the BD's website upon completion of the development.

Please find attached a press release issued by the BD today in relation to the matter for Members' reference.

Yours sincerely,



(Daniel Fong)
for Secretary for Development

c.c. Director of Buildings

Press Releases

Buildings Department issues new guidelines on disclosure of GFA concessions

The Buildings Department (BD) today (June 1) issued a revised practice note requiring a detailed breakdown of all gross floor area (GFA) concessions granted in new building developments to be shown on building plans. Furthermore, the information will be published upon completion of the development.

"This is to follow up an undertaking by the Secretary for Development in the Legislative Council in November 2009 to enhance public knowledge about GFA concessions granted in individual building projects," a spokesman for the Buildings Department said.

Prior to this new arrangement, members of the public had to access approved building plans and related documents on a fee-paying basis upon completion of the development to inspect the GFA concessions granted, and even if the BD were to provide such documents, members of the public had to compile the various GFA concessions from separate plans and submissions.

A spokesman for the department said that the BD had reviewed the existing practice stipulated in the relevant Practice Note for Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers. Having consulted the stakeholders concerned, a revised practice note was issued today with the aim of enhancing transparency of information on GFA concessions in newly completed buildings.

"The revised practice note requires that in making application for approval of a building development involving GFA concessions, a detailed breakdown of the areas of all kinds of GFA concessions, including exempted, disregarded and bonus GFA, should be clearly specified on the final building plans submitted to the Building Authority for approval," the spokesman said.

The new arrangement will supersede the existing practice that Authorised Persons only have to specify on the building plans the areas eligible for bonus GFA and certain kinds of facilities exempted from GFA which are subject to a cap on the GFA concessions (such as balconies, wider common corridors and lift lobbies, recreational facilities, etc), while the disregarded or exempted GFA of other facilities such as car parks and plant rooms are not required to be specified on the plans.

Apart from the requirement to specify the areas of various GFA concessions on the building plans, the revised practice note also requires Authorised Persons to provide a summary of all GFA concessions upon application for occupation permits.

The BD will publish the summary of GFA concessions on its website after issuance of occupation permit for the respective building development. For further details of the GFA concessions granted, the public can inspect the latest approved building plans upon completion of the development at the department's Building Information Centre in person or through its Building Records Access and Viewing On-line System on the Internet, the spokesman added.

The revised practice note will be applicable to newly completed buildings for which an application for an occupation permit is submitted on or after September 1, 2010.

Members of the Building Sub-Committee of the Land and Development Advisory Committee and the Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers Committee have been consulted. They generally agreed to the revised measures.

Ends/Tuesday, June 1, 2010
Issued at HKT 11:28

NNNN