

APPENDIX 3

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
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25 January 2011

Ms Macy Ng
Legislative Council Secretariat
Legislative Council Building
8 Jackson Road
Central

Dear Ms Ng,

Follow-up to Public Accounts Committee Report No. 45
Development of a Site at Sai Wan Ho

Thank you for your letter dated 11 January 2011 to the Secretary for Development. I am authorized to reply.

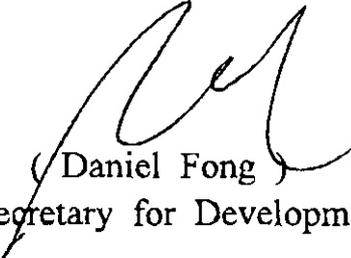
In his Policy Address 2010-11, the Chief Executive (CE) reaffirmed that the Government is committed to enhancing the design standard of new buildings to foster a quality and sustainable built environment for our next generation. The CE announced that the Government will introduce a series of measures formulated in light of the recommendations of the Council for Sustainable Development, requiring the incorporation of such design elements as building separation or enhancement of building permeability, setback and greenery in new buildings. To widely promote green building in Hong Kong, we will raise the building energy efficiency standards and require developers to provide environmental and energy consumption information of buildings for the reference of potential users.

The series of measures also include the tightening up of policy on granting gross floor area concessions for private buildings. Major changes include doing away with concessions for certain features, lowering the level of concessions for car parks, balconies, utility platforms and clubhouse facilities, and imposing an overall cap of 10% for a number of features which still qualify for concession. We will also reduce the maximum permissible projection of bay windows.

The details of the proposal and implementation plan have been set out in the Legislative Council brief issued on 13 October 2010 (at **Annex**). The revised practice notes stipulating the details of the proposals would come into effect on 1 April 2011.

We believe that the new package of measures will strike a proper balance between fulfilling environment performance and comfort requirements of buildings on the one hand, and minimising the impact on the surrounding environment as far as possible on the other. It will also ensure room for creativity in Hong Kong's building designs.

Yours sincerely,



(Daniel Fong)
for Secretary for Development

cc
Director of Audit
Director of Buildings

***Note by Clerk, PAC: Annex not attached.**