

# **A Sample Study on Gross Floor Area (GFA) Concessions Granted to Buildings**

## **Further Supplementary Information**

### **Disclaimer:**

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### **Explanatory Note:**

For the purpose of this study, the "Plot Ratio" is calculated by dividing the total GFA of the development by the site area. For composite buildings, the total GFA includes both the domestic and the non-domestic portions of the buildings.

**Table 1**

**Further Supplementary Information of Sample Buildings  
Completed and Issued with Occupation Permits at the Time of the Study on GFA Concessions**

Building Name and Address		Plot Ratio	No. of Storey			Site Coverage of Tower Block(s)
			Basement	Podium (including podium garden, if any)	Tower Block(s) (including mechanical floors, refuge floors or sky gardens, if any)	
Domestic /Composite Buildings						
1	Ivy on Belcher's 26 Belcher's Street, Kennedy Town, HK	8	-	2	36	23%
2	The Merton, Blocks 1&2 38 New Praya, Kennedy Town, HK	10	-	6	47 - 51	37%
3	Queen's Terrace 1 Queen Street, Sheung Wan, HK	10	2	2	40 - 47	35%
4	60 Victoria Road, HK	8	-	3	25	33%
5	Elite's Place 80 Ko Shing Street, HK	10	-	2	27	39%

Building Name and Address		Plot Ratio	No. of Storey			Site Coverage of Tower Block(s)
			Basement	Podium (including podium garden, if any)	Tower Block(s) (including mechanical floors, refuge floors or sky gardens, if any)	
6	Centre Place 1 High Street, HK	8	-	4	28	33%
7	Grand Promenade 38 Tai Hong Street, HK	10	-	6	57 - 60	20%
8	The Zenith Phase 2 258 Queen's Road East, HK	9	1	6	41	32%
9	The Orchards 3 Greig Road, HK	6	-	5	40	21%
10	Paradise Square 3 Kwong Wa Street, Kowloon	7.5	1	7	34	25%
11	8 Waterloo 8 Waterloo Road, Kowloon	8	-	5	36	40%
12	The Pacifica 9 Sham Shing Road, Kowloon	9	-	6	46 - 52	22%
13	18 Farm Road 18 Farm Road, Kowloon	9	-	6	42	36%

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			Basement	Podium (including podium garden, if any)	Tower Block(s) (including mechanical floors, refuge floors or sky gardens, if any)	
14	Harbourfront Landmark 11 Wan Hoi Street, Kowloon	8	1	8	54 - 59	16%
15	8 Clear Water Bay Road, Kowloon	10	2	12	42	30%
16	Hilary Court 63G Bonham Road, HK	8	-	-	30	31%
17	Victoria Tower 188 Canton Road, Kowloon	9	1	8	54	19%
18	The Zenith Phase 1 3 Wan Chai Road, HK	10	-	5	44	24%
19	Sky Tower 38 Sung Wong Toi Road, Kowloon	8	-	4	46	24%
20	The Arch 1 Austin Road West, Kowloon	7.3	2	4	54 - 58	16%

Building Name and Address		Plot Ratio	No. of Storey			Site Coverage of Tower Block(s)
			Basement	Podium (including podium garden, if any)	Tower Block(s) (including mechanical floors, refuge floors or sky gardens, if any)	
21	The Grandiose 9 Tong Chun Street, NT	7.1	-	5	47	40%
22	One Silversea 18 Hoi Fai Road, Kowloon	8	-	-	52	32%
23	Mount Davis 33 33 Ka Wai Man Rd., HK	10	-	-	38	40%
24	The Centre Stage 108 Hollywood Road and 1-17 Bridges Street, HK	10	-	6	37	32%
25	The Merton, Block 3 8 Davis Street, HK	9	-	5	42	33%
26	2 Park Road, HK	10	-	4	36	27%
27	Chelsea Court 100 Yeung Uk Road, NT	10	-	5	48 - 57	23%
28	Hampton Place 11 Hoi Fan Road, Kowloon	7	-	-	51	16%
29	Metro Regalia 51 Tong Mi Road, Kowloon	9	-	-	26	33%

Building Name and Address		Plot Ratio	No. of Storey			Site Coverage of Tower Block(s)
			Basement	Podium (including podium garden, if any)	Tower Block(s) (including mechanical floors, refuge floors or sky gardens, if any)	
30	Residence Oasis 15 Pui Shing Road, NT	8	3	6	50	30%
31	The Lodge 535 Canton Road, Kowloon.	9	-	-	25	32%
32	New Haven 363 Sha Tsui Road, NT	8	-	3	35	31%
33	Metro Harbour View 8 Fuk Lee Street, Kowloon	9	1	5	45	25%
34	Bowen's Lookout 13 Bowen Road, HK	5	-	7	27	21%
35	The Palace 83 Broadcast Drive, Kowloon	3	-	4	33	10%
36	The Sky Garden 223 Prince Edward Road West, Kowloon	5	-	5	28	21%
37	Noble Hill 38 Ma Sik Road, NT	3	-	2	16 - 18	25%

Building Name and Address		Plot Ratio	No. of Storey			Site Coverage of Tower Block(s)
			Basement	Podium (including podium garden, if any)	Tower Block(s) (including mechanical floors, refuge floors or sky gardens, if any)	
38	Aegean Coast 2 Kwun Tsing Road, NT	3.2	2	2	29	17%
39	The Cliveden 98 Route Twisk, NT	3	-	6	10	31%
40	15 Homantin Hill 15 Ho Man Tin Hill Road, Kowloon	5	-	-	50	18%
41	Royal Green 18 Ching Hiu Road, NT	6	-	-	41	16%
42	89 Repulse Bay Road, HK	1	-		4	47%
43	78 Mount Kellett Road, HK	0.5	-	1	2	25%
44	One Beacon Hill 1 Beacon Hill Road, Kowloon.	1.7	-	4	8 - 13	20%
45	Grandville 2 Lok Kwai Path, NT	2.1	-	2	22	20%

Building Name and Address		Plot Ratio	No. of Storey			Site Coverage of Tower Block(s)
			Basement	Podium (including podium garden, if any)	Tower Block(s) (including mechanical floors, refuge floors or sky gardens, if any)	
46	South Hillcrest 3 Tuen Kwai Road, NT	3	1	-	33	10%
47	BeneVille 18 Tuen Kwai Road, NT	3	-	3	16 - 27	16%
48	The Aegean 2 Tsing Fat Street, NT	1.3	-	3	14	25%
49	Royal View Hotel 353 Castle Peak Road, NT	5	-	-	15	43%
50	Caldecott Hill 2 Caldecott Road, Kowloon	2	-	-	11	27%
51	Grosvenor Place 117 Repulse Bay Road, HK	3.7	1	-	25	27%
<b>Non-domestic Buildings</b>						
52	AIA Central (Former AIG Tower) 1 Connaught Road, HK	17.2	2	-	32	68%
53	Tai Tung Building 8 Fleming Road, HK	15.2	1	-	29	63%



Building Name and Address		Plot Ratio	No. of Storey			Site Coverage of Tower Block(s)
			Basement	Podium (including podium garden, if any)	Tower Block(s) (including mechanical floors, refuge floors or sky gardens, if any)	
54	Three Pacific Place 1 Queen's Road East, HK	15.4	3	-	40	57%
55	One Peking 1 Peking Road, Kowloon	11.9	4	-	30	62%
56	Harbourview Horizon 12 Hung Lok Road, Kowloon	12.0	-	5	30	44%
57	Novotel Citygate 51 Man Tung Road, NT	Not available <sup>1</sup>	3	5	16	Not available <sup>1</sup>
58	HSBC Headquarters 1 Queen's Road Central, HK	17.9	4	-	47	58%
59	Entertainment Building 30 Queen's Road Central, HK	16.9	1	-	33	54%
60	Olympia Plaza 255 King's Road, HK	15.2	3	-	28	64%

<sup>1</sup> The calculation of the plot ratio and site coverage of the subject building are merged with that of other phased developments in the whole site as shown on the approved plans. Hence, no specific plot ratio or site coverage is available for this particular building.

Building Name and Address		Plot Ratio	No. of Storey			Site Coverage of Tower Block(s)
			Basement	Podium (including podium garden, if any)	Tower Block(s) (including mechanical floors, refuge floors or sky gardens, if any)	
61	One IFC 1 Harbour View Street, HK	1.5	4	5	24	14%

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**Table 2**

**Further Supplementary Information of Sample Buildings  
Completed and Issued with Occupation Permits after the Study on GFA Concessions**

No.	Plot Ratio	No. of Storey			Site Coverage of Tower Block(s)
		Basement	Podium (including podium garden, if any)	Tower Block(s) (including mechanical floor, refuge floor(s) or sky garden, if any)	
Domestic/Composite Buildings					
1	8	-	3	37	26%
2	8	1	6	53	16%
3	8	-	5	24	31%
4	6.3	1	6	35 - 44	34%
5	7	-	6	55 - 57	15%
6	10	-	5	50 - 53	34%
7	9	-	-	34	32%
8	9	-	-	27	37%
9	10	-	-	26	35%
10	9	-	-	26	29%
11	10	-	-	45	24%
12	8	-	7	26	35%
13	10	-	-	46	39%
14	6	2	5	47	20%
15	2.4	1	3	11	34%

No.	Plot Ratio	No. of Storey			Site Coverage of Tower Block(s)
		Basement	Podium (including podium garden, if any)	Tower Block(s) (including mechanical floor, refuge floor(s) or sky garden, if any)	
Non-domestic Buildings					
16	13.9	2	-	68	25%
17	12.0	-	-	26	60%
18	12.0	1	-	41	65%
19	12.3	-	-	31	52%
20	12.5	2	1	39 - 42	57%
21	13.4	-	-	32	63%
22	12.2	-	-	29	60%
23	15.0	-	-	26	60%

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**Table 3****Summary of Exempted GFA for Green and Amenity Features amongst 97 Sample Cases**

Exempted GFA	Domestic/Composite Buildings						Non-domestic Buildings	
	Residential Zone 1		Residential Zone 2		Residential Zone 3			
	No. of Cases	Average	No. of Cases	Average	No. of Cases	Average	No. of Cases	Average
Balcony	49	2.88%	9	2.38%	10	2.37%	n/a	n/a
Utility platform	44	2.18%	6	1.38%	9	1.37%	n/a	n/a
Non-structural prefabricated external wall	25	3.5%	2	2.75%	2	3.9%	0	0
Wider common corridor and lift lobby	33	1.3%	8	0.85%	7	1%	n/a	n/a
Mail delivery room with mailboxes	12	0.1%	0	0	2	0.1%	n/a	n/a
Communal sky garden in domestic buildings	12	2.74%	2	4.45%	1	10.1%	n/a	n/a
Podium garden in non-domestic buildings	n/a	n/a	n/a	n/a	n/a	n/a	0	0
Sunshade and reflector	4	1.95%	0	0	2	3.5%	0	0
Acoustic fin	0	0	0	0	0	0	0	0

Exempted GFA	Domestic/Composite Buildings						Non-domestic Buildings	
	Residential Zone 1		Residential Zone 2		Residential Zone 3			
	No. of Cases	Average	No. of Cases	Average	No. of Cases	Average	No. of Cases	Average
Wing wall, wind catcher, and funnel	0	0	0	0	0	0	0	0
Noise barrier	0	0	0	0	0	0	0	0
Communal sky garden in non-domestic buildings	n/a	n/a	n/a	n/a	n/a	n/a	0	0
Residents' clubhouse	51	3.9%	10	4.25%	12	4.13%	n/a	n/a
Covered garden/play area	35	1.62%	6	3.4%	5	3.7%	n/a	n/a

Note:

1. A total of 77 domestic/composite and 20 non-domestic buildings projects with GFA concessions has been studied.
2. The average value shown in the above table refers to the amount of a feature over the total GFA of the development.

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