

Examination of Estimates of Expenditure 2006-07  
**CONTROLLING OFFICER'S REPLY TO  
SUPPLEMENTARY QUESTION**

**Reply Serial No.**

**S-HPLB(PL)04**

**Question Serial No.**

**SV24**

Head : 82 Buildings Department      Subhead (No. & title) :

Programme : Buildings and Building Works

Controlling Officer : Director of Buildings

Director of Bureau : Secretary for Housing, Planning and Lands

Question : Hon LEE Wing-tat and Dr Hon YEUNG Sum requested the Administration to provide a list of projects where green features had been exempted from Gross Floor Area and Site Coverage calculations since the implementation of the policy to promote the construction of green and innovative buildings; and details on the green features involved and the respective figures in Gross Floor Area and Site Coverage exemption for each project.

Asked by : Hon. LEE Wing-tat and Dr Hon YEUNG Sum

Reply :

There are around 120 building projects completed with green features since the implementation of the policy to promote the construction of green and innovative buildings, with the issue of Joint Practice Note (JPN) Nos. 1 and 2 in February 2001 and February 2002 respectively by the Buildings Department, Lands Department and Planning Department. The total gross floor area (GFA) of the various types of green features in these building projects, as extracted from data records kept by the Buildings Department for statistical purpose is attached at the Appendix.

The exemption of green features is governed by a set of criteria laid down in the JPNs. First of all, the cumulative GFA exemption for balconies; wider corridors and lift lobbies; acoustic fins; sunshades and reflectors; wing walls, wind catchers and funnels; and mail delivery room with mailboxes are subject to a cap of 8% against the total permitted GFA of the development. Moreover, the design and provision of each type of green feature have to fulfill the relevant requirements before they may be accepted for exemption from GFA calculation. For example, the area of each balcony cannot be smaller than 2m<sup>2</sup> nor greater than 4% of the usable floor area of the unit concerned, and is subject to a maximum of 5m<sup>2</sup>. This is to ensure that the balcony would not be too small to perform the functions of a balcony nor too large as to have a negative effect on building bulk. The area of the utility platform permitted to be exempted from GFA calculation per residential unit is likewise subject to a maximum area of 1.5m<sup>2</sup> irrespective of the area of the unit. The JPNs also set out requirements for the other types of green features with a view to preventing excessive provision, for example, the number or size of certain features are specified in relation to the number of storeys or flats in the building.

Signature	_____
Name in block letters	<u>CHEUNG Hau-wai</u>
Post Title	<u>Director of Buildings</u>
Date	<u>20 March 2006</u>

*Appendix*

**Green Features  
Exempted from Gross Floor Area Calculations  
in Building Projects Completed  
(as at End of February 2006)**

	<b>Green Features</b>	<b>Total Gross Floor Area of the Green Features (m<sup>2</sup>)</b>
<b>JPN 1</b>	Balconies*	<b>85,800</b>
	Wider corridors and lift lobbies*	<b>25,900</b>
	Communal sky gardens	<b>3,800</b>
	Communal podium gardens (in commercial or industrial buildings)	<b>3,700</b>
	Acoustic fins*	<b>60</b>
	Sunshades & reflectors*	<b>3,500</b>
	Wing walls, wind catchers and funnels*	<b>0</b>
<b>JPN 2</b>	Non-structural prefabricated external walls	<b>28,600</b>
	Utility platforms	<b>41,900</b>
	Mail delivery rooms with mailboxes*	<b>390</b>
	Noise barriers	<b>0</b>
	Communal sky gardens for non-residential buildings	<b>0</b>

- Note :**
1. The cumulative gross floor areas of the features with \* are subject to a cap of 8% against the total permitted gross floor area for the development concerned.
  2. The data records are kept for statistical purpose only.