

31. 申請建築物總樓面面積寬免的資料

• INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

獲寬免總樓面面積的設施分項

於印製售樓說明書前呈交予並已獲建築事務監督批准的一般建築圖則上有關總樓面面積寬免的分項的最新資料，請見下表。如印製售樓說明書時尚未呈交最終修訂圖則予建築事務監督，則有(＃)號的資料可以由認可人士提供的資料作為基礎。直至最終修訂圖則於發出佔用許可證前呈交予並獲建築事務監督批准前，以下分項資料仍可能有所修改。

根據《建築物（規劃）規例》第23(3)(b)條不計算的總樓面面積		面積(平方米)
1.	停車場及上落客貨地方（公共交通總站除外）	1328.208
2.	機房及相類設施	
2.1	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施及必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	電訊及廣播設備室 = 8.961 垃圾儲藏室 = 16.403 垃圾及物料回收 = 35.054
2.2	所佔面積不受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施及必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	857.457
2.3	非強制性或非必要機房，例如空調機房、風櫃房等	不適用
根據《建築物（規劃）規例》第 23A(3) 條不計算的總樓面面積		
3.	供人離開或到達旅館時上落汽車的地方	不適用
4.	旅館的輔助性設施	不適用
根據《聯合作業備考》第 1 號和第 2 號提供的環保設施		
5.	住宅樓宇露台	53.655
5a.	住宅樓宇露台所遮蓋的地方	51.797
6.	加闊的公用走廊及升降機大堂	38.550
7.	公用空中花園	不適用
8.	非住宅樓宇的公用平台花 園	不適用
9.	隔聲鰭	3.460
10.	翼牆、捕風器及風斗	不適用
11.	非結構預製外牆	不適用
12.	工作平台	不適用
13.	隔音屏障	不適用

適意設施		面積(平方米)
14.	供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	保安櫃檯 = 1.364 保安室 = 3.634
15.	住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	86.391
16.	有上蓋的園景區及遊樂場	6.686
17.	橫向屏障/有蓋人行道、花棚	有蓋行人道 = 8.874
18.	擴大升降機井道	不適用
19.	煙囪管道	不適用
20.	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	不適用
21.	強制性設施或必要機房所需的管槽、氣槽	50.974
22.	非強制性設施或非必要機房所需的管槽、氣槽	不適用
23.	環保系統及設施所需的機房、管槽及氣槽	不適用
24.	非住用發展項目中電影院、商場等的較高的淨高及前方中空	不適用
25.	非住用發展項目的公用主要入口（尊貴入口）上方的中空	不適用
26.	複式住宅單位及洋房的中空	不適用
27.	其他伸出物，如空調機箱 或伸出外牆超過750毫米的空調機平台	不適用
其他項目		
28.	庇護層，包括庇護層兼空中花園	不適用
29.	其他伸出物	不適用
30.	公共交通總站	不適用
31.	共用構築物及樓梯	不適用
32.	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	88.638
33.	公眾通道	不適用
34.	因建築物後移導致的覆蓋面積	不適用
額外總樓面面積		
35.	額外總樓面面積	不適用

註: 上述表格是根據屋宇署所發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》ADM-2規定的要求而制訂的。屋宇署會按實際需要不時更改有關要求。

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有關建築物的環境評估
發展項目獲得綠建環評1.2版(新建建築)暫定不予評級。



發展項目的公用部分的預計能量表現或消耗
於印製售樓說明書前呈交予建築事務監督發展項目的公用部分的預計能量表現或消耗的最近期資料：

第 I 部分					
提供中央空調	否				
提供具能源效益的設施	是				
擬安裝的具能源效益的設施:—	1. 變壓變頻升降機驅動器； 2. 發光二極管之燈具； 3. 電子鎮流器之熒光燈具				
第 II 部分: 擬興建樓宇/部分樓宇預計每年能源消耗量 ^(註腳1) :—					
位置	使用有關裝置的內部樓面面積 (平方米)	基線樓宇 ^(註腳2) 每年能源消耗量		擬興建樓宇每年能源消耗量	
		電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年	電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年
塔樓(有使用中央屋宇裝備裝置 ^(註腳3) 的部分)	2400	195	不適用	165	不適用
基座(有使用中央屋宇裝備裝置 ^(註腳3) 的部分)	不適用	不適用	不適用	不適用	不適用

註腳:

1. 一般而言，一棟樓宇的預計"每年能源消耗量"愈低，其節約能源的效益愈高。如一棟樓宇預計的"每年能源消耗量"低於該樓宇的"基線樓宇每年能源消耗量"，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。

預計每年能源消耗量[以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中:—

(a) "每年能源消耗量"與新建樓宇BEAM Plus標準(1.2版)第4節及附錄8中的「年能源消耗」具有相同涵義；及

(b) 樓宇、空間或單位的"內部樓面面積"，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。

2. "基準樓宇"與新建樓宇BEAM Plus標準(1.2版)第4節及附錄8中的"基準建築物模式(零分標準)"具有相同涵義。

3. "中央屋宇裝備裝置"與樓宇的屋宇裝備裝置能源效益實務守則(2010年2月版)(草稿)中的涵義相同。

第 III 部分: 以下裝置乃按機電工程署公布的相關實務守則設計:—	
裝置類型	
照明裝置	是
空調裝置	是
電力裝置	是
升降機及自動梯的裝置	是
以總能源為本的方法	不適用

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Breakdown of GFA Concessions Obtained for All Features

Latest information on breakdown of GFA concessions as shown on the general building plans submitted to and approved by the Building Authority (BA) prior to the printing of the sales brochure is tabulated below. Information marked (#) may be based on information provided by the authorized person if the sales brochure is printed prior to submission of the final amendment plans to the BA. The breakdown of GFA concessions may be subject to further changes until final amendment plans are submitted to and approved by the BA prior to the issuance of the occupation permit for the development.

Disregarded GFA under Building (Planning) Regulations 23(3)(b)		Area (m ²)
1.	Carpark and loading/unloading area excluding public transport terminus	1328.208
2.	Plant rooms and similar services	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	TBE ROOM = 8.961 RS&MRC = 16.403 RS&MRR = 35.054
2.2	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc.	857.457
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	Not Applicable
Disregarded GFA under Building (Planning) Regulations 23A(3)		
3.	Area for picking up and setting down persons departing from or arriving at the hotel by vehicle	Not Applicable
4.	Supporting facilities for a hotel	Not Applicable
Green Features under Joint Practice Notes 1 and 2		
5.	Balcony for residential buildings	53.655
5a.	Covered areas underneath the lowest balcony	51.797
6.	Wider common corridor and lift lobby	38.550
7.	Communal sky garden	Not Applicable
8.	Communal podium garden for non-residential buildings	Not Applicable
9.	Acoustic fin	3.460
10.	Wing wall, wind catcher and funnel	Not Applicable
11.	Non-structural prefabricated external wall	Not Applicable
12.	Utility platform	Not Applicable
13.	Noise barrier	Not Applicable
Amenity Features		
14.	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	Security guard counter = 1.364 Guard room = 3.634
15.	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	86.391

Amenity Features		Area (m ²)
16.	Covered landscaped and play area	6.686
17.	Horizontal screens/covered walkways, trellis	Covered walkway = 8.874
18.	Larger lift shaft	Not Applicable
19.	Chimney shaft	Not Applicable
20.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room.	Not Applicable
21.	Pipe duct, air duct for mandatory feature or essential plant room	50.974
22.	Pipe duct, air duct for non-mandatory or non-essential plant room	Not Applicable
23.	Plant room, pipe duct, air duct for environmentally friendly system and feature.	Not Applicable
24.	High headroom and void in front of cinema, shopping arcade etc. in non-domestic development	Not Applicable
25.	Void over main common entrance (prestige entrance) in non-domestic development	Not Applicable
26.	Void in duplex domestic flat and house	Not Applicable
27.	Other Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall	Not Applicable
Other Exempted Items		
28.	Refuge floor including refuge floor cum sky garden	Not Applicable
29.	Covered area under large projecting/overhanging feature	Not Applicable
30.	Public transport terminus (PTT)	Not Applicable
31.	Party structure and common staircase	Not Applicable
32.	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA.	88.638
33.	Public passage	Not Applicable
34.	Covered set back area	Not Applicable
Bonus GFA		
35.	Bonus GFA	Not Applicable

Note: The above table is based on the requirements as stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers ADM-2 issued by the Buildings Department. The Buildings Department may revise such requirements from time to time as appropriate.

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The Environmental Assessment of the Building

The development has achieved the unclassified rating under the BEAMPlus V1.2 for New Buildings.



Estimated Energy Performance or Consumption for the Common Parts of the Development

Latest information on the estimated energy performance or consumption for the common parts of the development as submitted to the Building Authority prior to the printing of the sales brochures:

Part I					
Provision of Central Air Conditioning	No				
Provision of Energy Efficient Features	Yes				
Energy Efficient Features proposed:	1. VVF Lift Drive; 2. LED Lights; 3. Electronic Ballasts for Fluorescent Lights				
Part II : The predicted annual energy use of the proposed building / part of building ^(Note 1)					
Location	Internal Floor Area Served (m ²)	Annual Energy Use of Baseline Building ^(Note 2)		Annual Energy Use of Proposed Building	
		<u>Electricity</u> kWh/ m ² /annum	<u>Town Gas / LPG</u> unit/ m ² /annum	<u>Electricity</u> kWh/ m ² /annum	<u>Town Gas / LPG</u> unit/ m ² /annum
Tower (Area served by central building services installation ^(Note 3))	2400	195	N.A.	165	N.A.
Podium (Area served by central building services installation ^(Note 3))	N.A.	N.A.	N.A.	N.A.	N.A.

Notes:

- In general, the lower the estimated “Annual Energy Use” of the building, the more efficient of the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.
The predicted annual energy use, in terms of electricity consumption (kWh/m²/annum) and town gas/LPG consumption (unit/m²/annum), of the development by the internal floor area served, where:
(a) “total annual energy use” has the same meaning of “annual energy use” under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (v1.2 version); and
(b) “internal floor area”, in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
- “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” under Section 4 and Appendix 8 of the BEAM Plus for New Building (v1.2 version).
- “Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Buildings (February 2010 edition)(Draft).

Part III: The following installations are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)	
Type of Installations	
Lighting Installations	Yes
Air Conditioning Installations	Yes
Electrical Installations	Yes
Lift & Escalator Installations	Yes
Performance-based Approach	N.A.



發展項目及其周邊地區日後可能出現改變
本售樓說明書印製日期：2020年6月12日

There may be future changes to the development and the surrounding areas.
Date of printing of this Sales Brochure: 12 June 2020

