

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

Relevant Information

Disclaimer:

The information in this note including the calculation of percentage of GFA concessions is for reference only. No warranty or representation is given or made by the Government as to the accuracy or completeness of the information or its appropriateness for use in any particular circumstances. Any person who reads this note should be responsible for making his own assessment of the information contained therein. The Government is not liable for any loss or damage whatsoever and howsoever caused arising directly or indirectly from the provision of the information or the use of any information in this note.

Explanatory Notes:

1. "Total Gross Floor Area (GFA) on Approved Building Plans" refers to the total GFA of the subject development that is included in the GFA calculation as shown on the general building plans approved by the Building Authority. This excludes the exempted GFA and disregarded GFA but includes the bonus GFA where applicable.

2. There are three types of GFA concessions as listed below :

(i) "Exempted GFA" is granted pursuant to section 42(1) of the Buildings Ordinance (Cap. 123). The section stipulates that where in the opinion of the Building Authority (BA) special circumstances render it desirable he may, on receipt of an application therefor and upon payment of the prescribed fee, permit by notice in writing modifications of the provisions of the Ordinance. The BA uses such power to grant GFA concessions for certain features, including green and amenity features. Examples include balcony, voids, etc. The criteria for granting exempted GFA for various features are stipulated in the relevant practice notes.

(ii) “Disregarded GFA” is stipulated in regulations 23(3)(b) and 23A(3) of the Building (Planning) Regulations (Cap. 123 sub. leg. F). The BA may disregard any floor space that he is satisfied is constructed or intended to be used solely for a number of features such as parking of motor vehicles, refuse storage chambers, etc. or other supporting facilities as may be approved by the BA.

(iii) “Bonus GFA” is stipulated in regulation 22 of the Building (Planning) Regulation. If the dedication of set-back area for public passage or surrender of land for road widening at ground level is consented/acquired by the Government, bonus GFA that equals to five times the area surrendered/dedicated or less than 20% of the permissible plot ratio, whichever is the less, may be granted in return for the private area surrendered/dedicated to the public. The BA may also, in return for dedication of an area within or through a building at ground level or other floor levels for public passage, allow concessions by way of section 42(1) of the Buildings Ordinance (Cap. 123).

Tables 1 & 2

3. Building-specific information on the 61 buildings which had been completed and issued with occupation permits when the Study was conducted is summarized in **Table 1**. **Table 2** shows the information on 23 other buildings covered in the Study which were completed and issued with occupation permits after the completion of the Study. As building amendment plans in respect of them were submitted and approved after the completion of the Study, and the buildings were built according to the amended plans, the data captured in the Study may not therefore reflect the actual existing situation. It is therefore inappropriate to disclose the identity of the buildings.

Table 1

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

Building Name and Address		Residential Zone	Land Grant	Usage	No. of Blocks	Total Gross Floor Area (GFA) on Approved Building Plans (incl. bonus GFA) (m ²)	GFA Concessions			
							% of Bonus GFA	% of Disregarded GFA (Carparks)	% of Other Disregarded GFA (e.g. plant rooms etc. other than carparks)	% of Exempted GFA (e.g. green & amenity features)
1	Ivy on Belcher's 26 Belcher's Street, Kennedy Town, HK	1	Old land grant	Domestic/ Composite	1	7,877	0%	0%	11%	17%
2	The Merton, Blocks 1&2 38 New Praya, Kennedy Town, HK	1	Land exchange	Domestic/ Composite	2	41,533	10%	14%	7%	22%
3	Queen's Terrace 1 Queen Street, Sheung Wan, HK	1	Land exchange	Domestic/ Composite	2	46,867	0%	12%	4%	3%
4	60 Victoria Road, HK	1	Old land grant	Domestic/ Composite	1	4,533	0%	15%	9%	14%

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5	Elite's Place 80 Ko Shing Street, HK	1	Old land grant	Domestic/ Composite	1	6,531	1%	0%	7%	13%
6	Centre Place 1 High Street, HK	1	Old land grant	Domestic/ Composite	1	5,915	0%	1%	9%	26%
7	Grand Promenade 38 Tai Hong Street, HK	1	Tender	Domestic/ Composite	5	133,555	8%	22% ^[1]	9%	23%
8	The Zenith Phase 2 258 Queen's Road East, HK	1	Land exchange	Domestic/ Composite	2	33,537	0%	27%	13%	14%
9	The Orchards 3 Greig Road, HK	1	Old land grant	Domestic/ Composite	2	36,729	0%	19%	14%	23%
10	Paradise Square 3 Kwong Wa Street, Kowloon	1	Old land grant	Domestic/ Composite	1	15,159	5%	31%	8%	11%

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11	8 Waterloo 8 Waterloo Road, Kowloon	1	Land exchange	Domestic/ Composite	2	32,257	9%	12%	6%	9%
12	The Pacifica 9 Sham Shing Road, Kowloon	1	Auction	Domestic/ Composite	6	144,486	0%	16%	4%	12%
13	18 Farm Road 18 Farm Road, Kowloon	1	Auction	Domestic/ Composite	1	24,878	0%	25%	8%	9%
14	Harbourfront Landmark 11 Wan Hoi Street, Kowloon	1	Auction	Domestic/ Composite	3	62,488	0%	10%	8%	7%
15	8 Clear Water Bay Road, Kowloon	1	Private treaty grant	Domestic/ Composite	1	32,525	10%	11% ^[2]	8%	15%
16	Hilary Court 63G Bonham Road, HK	1	Old land grant	Domestic/ Composite	1	4,868	0%	37%	16%	11%

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17	Victoria Tower 188 Canton Road, Kowloon	1	Tender	Domestic/ Composite	3	96,464	2%	9%	10%	9%
18	The Zenith Phase 1 3 Wan Chai Road, HK	1	Land exchange	Domestic/ Composite	1	13,259	0%	3%	10%	15%
19	Sky Tower 38 Sung Wong Toi Road, Kowloon	1	Old land grant	Domestic/ Composite	6	118,764	4%	20%	7%	16%
20	The Arch 1 Austin Road West, Kowloon	1	Private treaty grant	Domestic/ Composite	4	105,131	0%	14%	12%	17%
21	The Grandiose 9 Tong Chun Street, NT	1	Private treaty grant	Domestic/ Composite	3	99,481	0%	15%	12%	13%
22	One Silversea 18 Hoi Fai Road, Kowloon	1	Auction	Domestic/ Composite	7	78,400	0%	26%	14%	21%

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23	Mount Davis 33 33 Ka Wai Man Rd., HK	1	Private treaty grant	Domestic/ Composite	1	7,280	0%	28%	10%	20%
24	The Centre Stage 108 Hollywood Road and 1-17 Bridges Street, HK	1	Old land grant	Domestic/ Composite	2	25,731	1%	16%	7%	23%
25	The Merton, Block 3 8 Davis Street, HK	1	Land exchange	Domestic/ Composite	1	21,371	2%	16%	4%	18%
26	2 Park Road, HK	1	Old land grant	Domestic/ Composite	1	11,232	2%	23%	4%	18%
27	Chelsea Court 100 Yeung Uk Road, NT	1	Land exchange	Domestic/ Composite	3	103,385	0%	15%	13%	8%
28	Hampton Place 11 Hoi Fan Road, Kowloon	1	Auction	Domestic/ Composite	3	52,067	0%	20%	7%	13%

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29	Metro Regalia 51 Tong Mi Road, Kowloon	1	Old land grant	Domestic/ Composite	1	4,987	0%	0%	3%	16%
30	Residence Oasis 15 Pui Shing Road, NT	1	Private treaty grant	Domestic/ Composite	6	145,003	0%	20% ^[3]	8%	20%
31	The Lodge 535 Canton Road, Kowloon.	1	Old land grant	Domestic/ Composite	1	2,918	0%	0%	10%	15%
32	New Haven 363 Sha Tsui Road, NT	1	Land exchange	Domestic/ Composite	3	43,155	0%	14%	12%	6%
33	Metro Harbour View 8 Fuk Lee Street, Kowloon	1	Land exchange	Domestic/ Composite	10	195,843	0%	12%	9%	6%
34	Bowen's Lookout 13 Bowen Road, HK	2	Land exchange	Domestic/ Composite	1	5,234	0%	50%	14%	13%

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35	The Palace 83 Broadcast Drive, Kowloon	2	Auction	Domestic/ Composite	1	12,816	0%	38%	11%	10%
36	The Sky Garden 223 Prince Edward Road West, Kowloon	2	Land exchange	Domestic/ Composite	1	11,364	0%	48%	8%	14%
37	Noble Hill 38 Ma Sik Road, NT	2	Land exchange	Domestic/ Composite	7	49,499	0%	4%	7%	18%
38	Aegean Coast 2 Kwun Tsing Road, NT	2	Land exchange	Domestic/ Composite	7	119,885	0%	32%	5%	8%
39	The Cliveden 98 Route Twisk, NT	2	Auction	Domestic/ Composite	9	20,932	0%	75%	13%	17%
40	15 Homantin Hill 15 Ho Man Tin Hill Road, Kowloon	2	Old land grant	Domestic/ Composite	1	12,270	0%	46%	5%	24%

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41	Royal Green 18 Ching Hiu Road, NT	2	Land exchange	Domestic/ Composite	3	45,119	0%	0%	4%	18%
42	89 Repulse Bay Road, HK	3	Old land grant	Domestic/ Composite	1	2,368	0%	7%	8%	4%
43	78 Mount Kellett Road, HK	3	Old land grant	Domestic/ Composite	2	848	0%	62%	33%	17%
44	One Beacon Hill 1 Beacon Hill Road, Kowloon.	3	Tender	Domestic/ Composite	16	72,485	0%	34%	13%	13%
45	Grandville 2 Lok Kwai Path, NT	3	Auction	Domestic/ Composite	5	40,553	0%	64%	8%	23%
46	South Hillcrest 3 Tuen Kwai Road, NT	3	Land exchange	Domestic/ Composite	1	19,004	0%	7%	5%	13%
47	BeneVille 18 Tuen Kwai Road, NT	3	Land exchange	Domestic/ Composite	4	34,523	0%	9%	7%	11%

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48	The Aegean 2 Tsing Fat Street, NT	3	Land exchange	Domestic/ Composite	1	7,176	0%	60%	14%	17%
49	Royal View Hotel 353 Castle Peak Road, NT	3	Old land grant	Domestic/ Composite	1	29,399	0%	6%	4%	2%
50	Caldecott Hill 2 Caldecott Road, Kowloon	3	Auction	Domestic/ Composite	2	7,173	0%	34%	3%	22%
51	Grosvenor Place 117 Repulse Bay Road, HK	3	Old land grant	Domestic/ Composite	1	4,838	0%	34%	15%	24%
52	AIA Central (Former AIG Tower) 1 Connaught Road, HK	n/a	Old land grant	Non-domestic	1	38,929	13%	10%	22%	12%
53	Tai Tung Building 8 Fleming Road, HK	n/a	Land exchange	Non-domestic	1	15,718	1%	3%	16%	4%

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54	Three Pacific Place 1 Queen's Road East, HK	n/a	Old land grant	Non-domestic	1	57,742	4%	13%	17%	15%
55	One Peking 1 Peking Road, Kowloon	n/a	Auction	Non-domestic	1	26,151	0%	26%	24%	6%
56	Harbourview Horizon 12 Hung Lok Road, Kowloon	n/a	Auction	Non-domestic	3	119,407	0%	4%	9%	4%
57	Novotel Citygate 51 Man Tung Road, NT	n/a	Private treaty grant	Non-domestic	1	30,299	0%	3%	26%	7%
58	HSBC Headquarters 1 Queen's Road Central, HK	n/a	Old land grant	Non-domestic	1	88,643	17%	2%	10%	8%
59	Entertainment Building 30 Queen's Road Central, HK	n/a	Old land grant	Non-domestic	1	19,614	11%	0%	16%	4%

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60	Olympia Plaza 255 King's Road, HK	n/a	Old land grant	Non-domestic	1	20,594	2%	12%	11%	0.3%
61	One IFC 1 Harbour View Street, HK	n/a	Private treaty grant	Non-domestic	1	85,007	0%	14%	14%	8%

^[1] Including 6% for public transport terminus

^[2] Including 5% for public transport terminus

^[3] Including 4% for public transport terminus

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Table 2

GFA Concessions of Sample Buildings
Completed and Issued with Occupation Permits after the Study on GFA Concessions

No.	Residential Zone	Land Grant	Usage	No. of Blocks	Total Gross Floor Area (GFA) on Approved Building Plans (incl. Bonus GFA) (m ²)	GFA Concessions			
						% of Bonus GFA	% of Disregarded GFA (Carparks)	% of Other Disregarded GFA (e.g. plant rooms etc. other than carparks)	% of Exempted GFA (e.g. green & amenity features)
1	1	Old land grant	Domestic/ Composite	1	9,840	0%	7%	8%	19%
2	1	Old land grant	Domestic/ Composite	5	103,063	0%	11%	7%	21%
3	1	Land exchange	Domestic/ Composite	1	5,117	0%	17%	15%	14%
4	1	Land exchange	Domestic/ Composite	3	43,225	6%	12%	12%	21%
5	1	Land exchange	Domestic/ Composite	5	134,192	0%	14%	10%	21%
6	1	Private treaty grant	Domestic/ Composite	5	144,500	0%	12%	9%	29%
7	1	Old land grant	Domestic/ Composite	1	9,600	0%	0%	15%	22%
8	1	Old land grant	Domestic/ Composite	1	5,443	1%	0%	15%	23%

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9	1	Old land grant	Domestic/ Composite	1	1,504	0%	0%	7%	20%
10	1	Old land grant	Domestic/ Composite	1	5,792	0%	0%	3%	21%
11	1	Old land grant	Domestic/ Composite	1	10,691	1%	0%	14%	18%
12	1	Land exchange	Domestic/ Composite	1	7,969	0%	37%	12%	17%
13	1	Old land grant	Domestic/ Composite	1	16,866	0%	20%	5%	22%
14	2	Private treaty grant	Domestic/ Composite	2	44,588	0%	20%	17%	15%
15	3	Auction	Domestic/ Composite	3	24,261	0%	38%	9%	10%
16	n/a	Old land grant	Non-domestic	1	141,451	0%	4%	7%	4%
17	n/a	Land exchange	Non-domestic	1	17,263	0%	14%	11%	3%

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						% of Bonus GFA	% of Disregarded GFA (Carparks)	% of Other Disregarded GFA (e.g. plant rooms etc. other than carparks)	% of Exempted GFA (e.g. green & amenity features)
18	n/a	Tender	Non-domestic	1	65,753	0%	18%	9%	9%
19	n/a	Old land grant	Non-domestic	1	22,910	3%	23%	6%	5%
20	n/a	Old land grant	Non-domestic	2	111,638	4%	22%	18%	5%
21	n/a	Old land grant	Non-domestic	1	37,378	11%	12%	9%	6%
22	n/a	Old land grant	Non-domestic	1	9,977	2%	33%	19%	6%
23	n/a	Old land grant	Non-domestic	1	3,457	0%	0%	9%	9%

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