

Briefing Session of Dedicated Processing Units & Streamlined Measures on General Building Plans Processing

28 April 2023

Dedicated Processing Units (DPU)

Formation of DPU

- **CE** announced in the **2022 Public Address** that BD would establish **DPU** adopting a “**facilitator**” mindset to expedite the approval process of GBP submissions for high-yield private residential projects (**high-yield projects**)
- **KPI** set to approve **80%** of the GBP on their **first and second submission** saved **no FSD/PlanD/Major Land Issues**

Formation of DPU



- A **Circular Letter** was issued on 15 March 2023 announcing DPU formed under NBDs 1 and 2 of BD
- DPU will be responsible for processing all statutory submissions and applications under the BO for the above **high-yield projects** including private residential projects with **500 units or more** and transitional housing projects with **GBP/Major Revision first submitted on or after 31 March 2023**

Proactive Facilitating measures

- Hold **pre-submission conference** with AP/RSE/RGE
- Assist AP/RSE/RGE to identify **suitable design proposal** to comply with BO
- Closely **monitor** comments from relevant government departments and **arrange liaison meetings** to resolve issues of concern

Co-operation of AP/RSE/RGE

- Contact DPU to arrange **pre-submission conference** to discuss specific issues of uncertainty prior to formal submission
- Make **written pre-submission enquiry** if necessary
- Make GBP submission in accordance with **Staged Submission of Essential Information in GBP** promulgated in PNAP **ADM-19** and **ADV-33**

Co-operation of AP/RSE/RGE



- Submit **all information and documents timely** in support of **Form BA16 applications** for exemption/modification of the BO
- Provide **a block plan** showing the location and relevant details of **site** in **DVD** for BIC for **proforma checking**
- **Must** state in the title of the **covering letter** of the first submission that the project is a “**High-yield Residential Project**” or “**Transitional Housing Project**”

Organisation Chart of DPUs in NBD1



Hong Kong District	Kowloon District
CBS/HKE&H / CBS/HKW	CBS/K
SBS/H (DPU)	SBS/K4 (DPU)

New Territories East District	New Territories West District
CBS/NTE1&L / CBS/NTE2&R	CBS/NTW
SBS/Rail1 (DPU)	SBS/NTW4 (DPU)

Organisation Chart of DPUs in NBD2



Hong Kong District	Kowloon District	New Territories Districts
CSE/HK&H	CSE/K&Rail	CSE/NT
SSE/HK1 (DPU)	SSE/K1 (DPU)	SSE/NT5 (DPU)

Streamlining Measures on General Building Plan Processing

Background



- **First approval of GBP** is a key milestone
- BD adopts **curtailed check system**
- **Frequent changes** to building design, more than 7 GBP submissions before first consent
- Room to **further simplify** and **reduce** information in the first GBP

Streamlining Measures on GBP submissions



- **Stage Submissions** of Essential Information in GBP promulgated in revised **PNAPs ADM-19** and **ADV-33** issued on 30 March 2023
- Trimming down **information required** in support of the **applications for Modification/Exemption** of the BO promulgated in the revised **PNAP ADM-2** issued on 30 March 2023
- **Streamlining measures** on imposing **standard conditions** when granting modification

Objectives of Streamlining Measures

1

Facilitate the early approval without compromising quality of plans

2

Require essential information in GBP at appropriate time, i.e. staged submissions

3

Trim down information required in support of application for modification/exemption of BO

Staged submission of Essential Information in GBP

Stages stipulated in **PNAP ADM-19**

Submission of Essential Information in GBP over three stages for approval under curtailed check system

Stage I:
Seeking
First GBP
Approval

Stage II:
Prior to
Applying
for Consent

Stage III:
Prior to
Applying
for OP



Principles of allowing Deferred Submission of Information

1

Not to compromise safety of the building design

2

Not affecting design strategies of the building, not crucial to preparation of superstructure and drainage plans

3

Any non-compliance in the deferred information readily rectified

Staged Submission of Information

Streamlined Categories		Stage I	Stage II	Stage III
(1)	PR & SC	<ul style="list-style-type: none"> Overall figures and diagrams 	<ul style="list-style-type: none"> Detailed breakdown 	–
(2)	UFA, UFS & window area calculations	<ul style="list-style-type: none"> UFA and UFS figures only 	<ul style="list-style-type: none"> UFA and UFS diagrams and breakdown Area calculation for prescribed windows for critical situations 	–
(3)	Provisions for PwD	<ul style="list-style-type: none"> Access and lifts 	<ul style="list-style-type: none"> Detailed provisions of facilities 	<ul style="list-style-type: none"> Signs for PwD Assistive Provisions
(4)	Details	–	<ul style="list-style-type: none"> Standard details of minor building elements Locations of openable windows 	–
(5)	Miscellaneous	–	<ul style="list-style-type: none"> Details of access for external maintenance 	<ul style="list-style-type: none"> Locations of the vent ducts, fire dampers Signs for refuge floor

Stage I Submission of GBP

GFA Diagram and Annotation



GROUND FLOOR

ACCOUNTABLE :

- DOMESTIC GFA (INCLUDING 4.725 S.M. LIFT SHAFT AREA FOR L1) = 70.943 S.M.
- NON-DOMESTIC GFA = 1,415.101 S.M.

NON ACCOUNTABLE (NOT SUBJECT TO 10% CONCESSION CAP) :

- CONCESSION ITEMS SPECIFIED IN PNAP APP-151 (OTHER THAN CAR PARK AND LOADING / UNLOADING AREA EXCLUDING PUBLIC TRANSPORT TERMINUS)
- CAR PARK AND LOADING / UNLOADING AREA EXCLUDING PUBLIC TRANSPORT TERMINUS


DOMESTIC & NON- DOMESTIC G.F.A. DIAGRAM OF G/F


Stage I Submission of GBP

GFA Diagram and Annotation

3/F TO 22/F


ACCOUNTABLE:

 ACCOUNTABLE DOMESTIC G.F.A.
(INCLUDING 13.535 S.M. LIFT SHAFT AREA FOR L1, L2 & L3)
= 498.749 S.M. X 20 STOREYS = **9,974.980 S.M.**

 BAL/UP BALCONY AND UTILITY PLATFORM
= 30.000 S.M. X 50% X 20 STOREYS = 300.000 S.M.

TOTAL ACCOUNTABLE DOMESTIC G.F.A.
= 9,974.980 S.M. + 300.000 S.M. = 10,274.980 S.M.

NON ACCOUNTABLE (NOT SUBJECT TO 10% CONCESSION CAP):

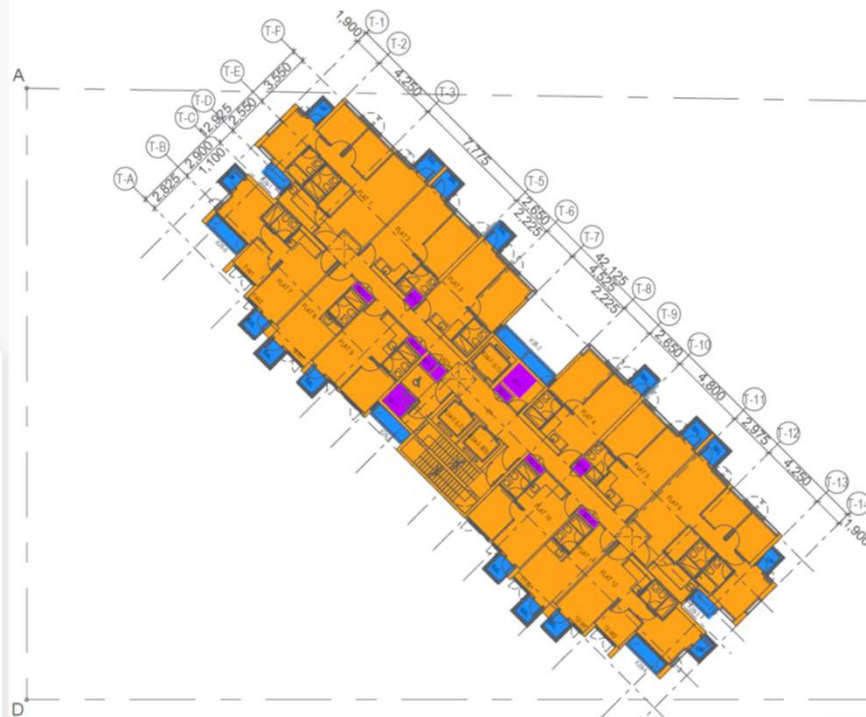
 CONCESSION ITEMS SPECIFIED IN PNAP APP-151
(OTHER THAN CAR PARK AND LOADING / UNLOADING AREA
EXCLUDING PUBLIC TRANSPORT TERMINUS)

NON ACCOUNTABLE (SUBJECT TO 10% CONCESSION CAP):

 BAL/UP BALCONY AND UTILITY PLATFORM
= 30.000 S.M. X 50% X 20 STOREYS = **300.000 S.M.**

 PREFABRICATED EXTERNAL WALL
= 1.188 S.M. X 20 STOREYS = 23.760 S.M.

TOTAL FEATURES SUBJECT TO 10% CONCESSION CAP
= 300.000 S.M. + 23.760 S.M. = 323.760 S.M.



Stage I Submission of GBP

GFA Calculations



TOTAL DOMESTIC G.F.A. CALCULATIONS

(BEFORE EXEMPTION OF LIFT SHAFT AREA UNDER PNAP APP-89)

(CALCULATION REFER DWG. NO. C051~C052)

		(LOBBY & EXIT STAIRCASE)		
GF		1 STOREY	=	70.943 s.m.
1F		1 STOREY	=	23,055 s.m.
2F		1 STOREY	=	230,874 s.m.
3F ~ 22F	498.749 s.m. (EACH FLOOR) x	20 STOREYS	=	9974.980 s.m.
		23	SUB-TOTAL :	10299.852 s.m.

TOTAL NON-DOMESTIC G.F.A. CALCULATIONS

(PODIUM CAL, REFER DWG, NO, C051 TO C052)

B1F	RETAIL		=	875.406 s.m.
G/F	RETAIL & ARCADE		=	1415.101 s.m.
1/F	RETAIL & ARCADE		=	1693.067 s.m.
1/F & 2/F	RRF		=	166.035 s.m.
			TOTAL :	4149.609 s.m.

ACTUAL DOMESTIC G.F.A.

10299.852 s.m.

- 36.399 s.m.

TOTAL : = 10263.453 s.m.

PERMITTED EXEMPTION DOMESTIC
G.F.A. FROM LIFT SHAFTS)

Stage I Submission of GBP

Plot Ratio and Site Coverage Calculations



SITE COVERAGE & PLOT RATIO CALCULATION (UNDER BO)

SITE AREA	=	2507.730	s.m.
CLASS OF SITE	=	C	
HEIGHT OF BUILDING	=	75.05 m	
		[80 m (MAIN ROOF LEVEL) - 4.95 m (MEAN STREET LEVEL)]	
PERMITTED DOMESTIC SITE COVERAGE (OVER 61 m)	=	40%	
PROPOSED DOMESTIC SITE COVERAGE (OVER 61 m)	(REFER C053)	= 685.553	s.m.
		= 685.553	/ 2507.73 s.m. x 100 %
		= 27.338 %	< 40 %
PERMITTED NON-DOMESTIC SITE COVERAGE (NOT EXCEEDING 15m)	=	100 %	
PROPOSED NON-DOMESTIC SITE COVERAGE (EXCEEDING 15m)	(REFER C056)	= 1837.404	s.m.
		= 1837.404	/ 2507.73 s.m. x 100 %
		= 73.27 %	< 100 %
PERMITTED NON-DOMESTIC PLOT RATIO	=	15	
PERMITTED DOMESTIC PLOT RATIO	=	10	
PROPOSED DOMESTIC G.F.A.	=	10263.453	s.m.
PROPOSED NON-DOMESTIC G.F.A.	=	4149.609	s.m.
PROPOSED NO. OF UNITS	=	240	UNIT
ACTUAL NON DOMESTIC PLOT RATIO	=		
= 4,149.609 / 2,507.73	=	1.654	< 15
PERMITTED DOMESTIC PLOT RATIO (RESIDUE METHOD)	=	8.897	
= (15 - 1.654) / 15 x 10	=	8.897	
ACTUAL DOMESTIC PLOT RATIO	=	4.093	< 8.897
= 10,263.453 / 2507.73	=	4.093	< 8.897

Stage I Submission of GBP

GFA Concession Summary



Item	GFA Exempted (s.m.) (No. Cap)	GFA Exempted (sq. m.) Subject to Overall Cap of 10% under PNAP APP-151	
		Refer Dwg. No. (DOMESTIC)	Refer Dwg. No. (NON-DOMESTIC)
Disregarded GFA under Regulations 23(3)(b) of the Building (Planning) Regulations (B(P)R)			
1	Carpark and loading / unloading area excluding public transport terminus	3040.334	
Plant rooms and similar services			
2.1	Mandatory feature or essential plant room, area of which is limited by respective PNAP or regulation, such as lift machine room, TBE room, refuse storage chamber, etc.		
2.2	Mandatory feature or essential plant room, areas of which is NOT limited by any PNAP or regulation, such as room occupied solely by FSI and equipment, meter room, transformer room, potable and flushing water tank, etc.		
2.3	Non-mandatory or non-essential plant room, such as A/C plant room, AHU room, etc.	35,454	Not Applicable
Disregarded GFA under Regulations 23A(3) of the B(P)R			
3	Area for picking up and setting down persons departing from or arriving at the hotel by vehicle		
4	Supporting facilities for a hotel		
Green Features under Joint Practice Notes (JPNs)			
5	Balcony for residential buildings	240,000	C053
6	Wider common corridor and lift lobby		240,000
7	Communal sky garden		
8	Communal podium garden for non-residential buildings		
9	Acoustic fin		
10	Wing wall, wind catcher and funnel		
11	Non-structural prefabricated external wall	23,760	C053
12	Utility platform	60,000	C053
13	Noise barrier		

Stage II Submission of GBP

GFA Detailed Breakdown



STAGE II

DOMESTIC G.F.A.
CALCULATION AT G/F

DOMESTIC AREA	
AREA NO.	(S.M.)
①	
D-A21	66.218
D-A22	4.725
70,943	

CONCESSION CALCULATION AT G/F

CONCESSION ITEM 1			CONCESSION ITEM 2.1			CONCESSION ITEM 16		
AREA NO.	Name	(S.M.)	AREA NO.	Name	(S.M.)	AREA NO.	Name	(S.M.)
		②			②			②
XC-21	RAMP & L/UL	179.920	X1-21	RSMRR	35.835	X16-21	Covered Landscape	5.162
			X1-22	TBE (DOM)	27.971	X16-22	Covered Landscape	16.122
		179.920			63.806			21,284

NON-DOMESTIC G.F.A.
CALCULATION AT G/F

NON-DOMESTIC AREA	
AREA NO.	(S.M.)
①	
N-A21	1412.603
N-A22	2.498
1415.101	

CONCESSION CALCULATION AT G/F

CONCESSION ITEM 2.2			CONCESSION ITEM 21			CONCESSION ITEM 34		
AREA NO.	Name	(S.M.)	AREA NO.	Name	(S.M.)	AREA NO.	Name	(S.M.)
		④			⑤			④
X2-21	FSCR	2.976	X21-21	SV-B2-01	6.419	X34-21	BS-01	19.610
X2-22	FSI	3,749	X21-22	SV-B2-02	4,963	X34-22	BS-03	26,380
X2-23	CMC	3,194	X21-23	SV-B1-01	4,890			
X2-24	GMC	3,148	X21-24	SV-B1-02	4,793			
X2-25	SPR CON VALVE	2,827	X21-25	SV-B1-03	4,142			
X2-26	TX-01	11,706	X21-26	PD	0,650			
X2-27	FSI	2,541	X21-27	PD	3,578			
			X21-28	PD	2,063			
		30,141			31,498			45,990

DETAILED BREAKDOWN OF GFA CALCULATION OF G/F

Stage II Submission of GBP

GFA Detailed Breakdown



GROUND FLOOR

ACCOUNTABLE :

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		179,920			63,806			21,284

CONCESSION CALCULATION AT G/F

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X2-23	CMC	3,194	X21-23	SV-B1-01	4,690			
X2-24	GMC	3,148	X21-24	SV-S1-02	4,793			
X2-25	SPR CON VALVE	2,827	X21-25	SV-B1-03	4,142			
X2-26	TX-01	11,706	X21-26	PD	0,650			
X2-27	FSI	2,541	X21-27	PD	3,578			
			X21-28	PD	2,063			
		30,141			31,498			45,990



DOMESTIC & NON- DOMESTIC G.F.A. DIAGRAM OF G/F

DETAILED BREAKDOWN OF GFA CALCULATION OF G/F

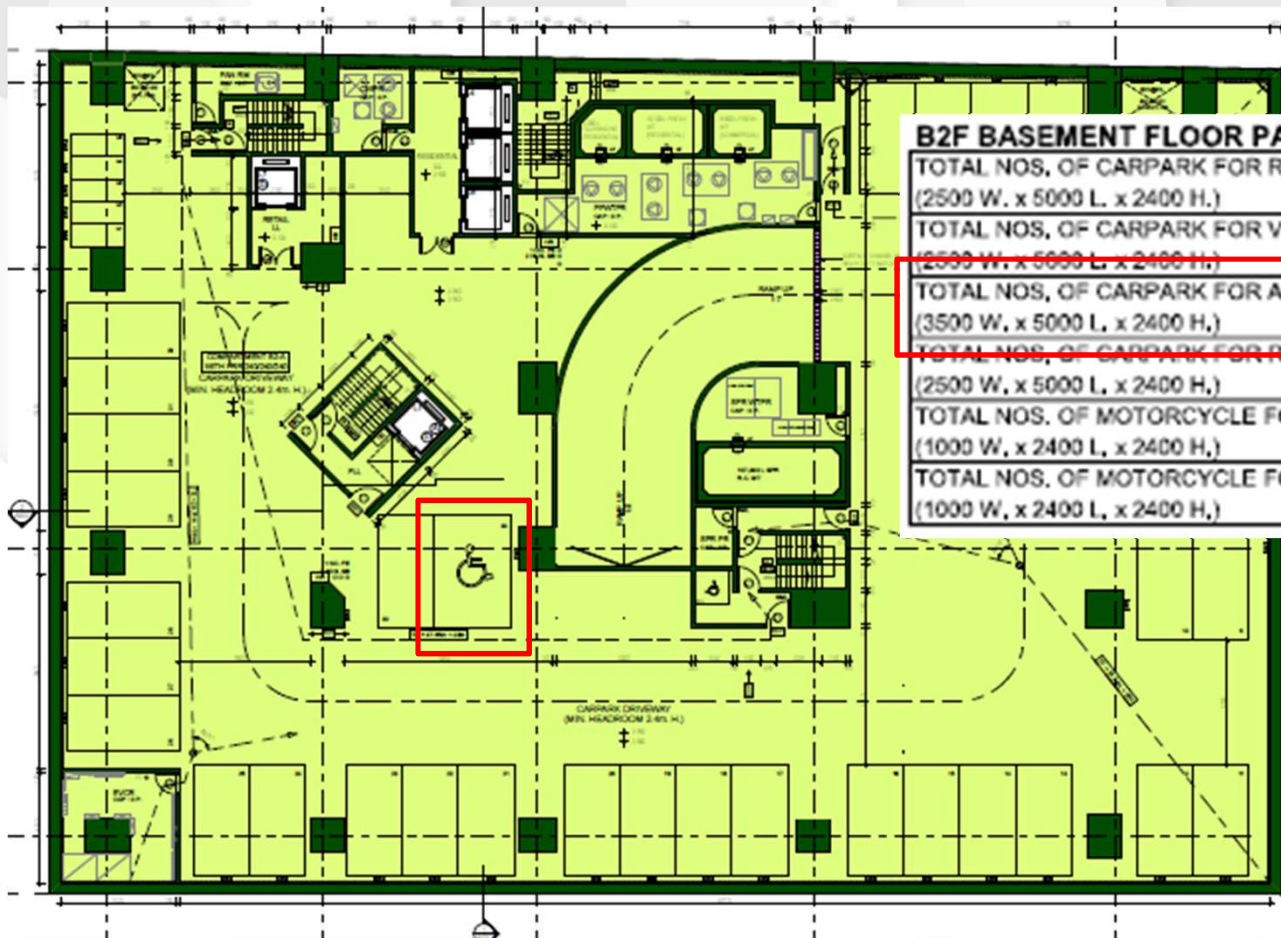
Stage II Submission of GBP

UFA, UFS & Window Areas Calculations



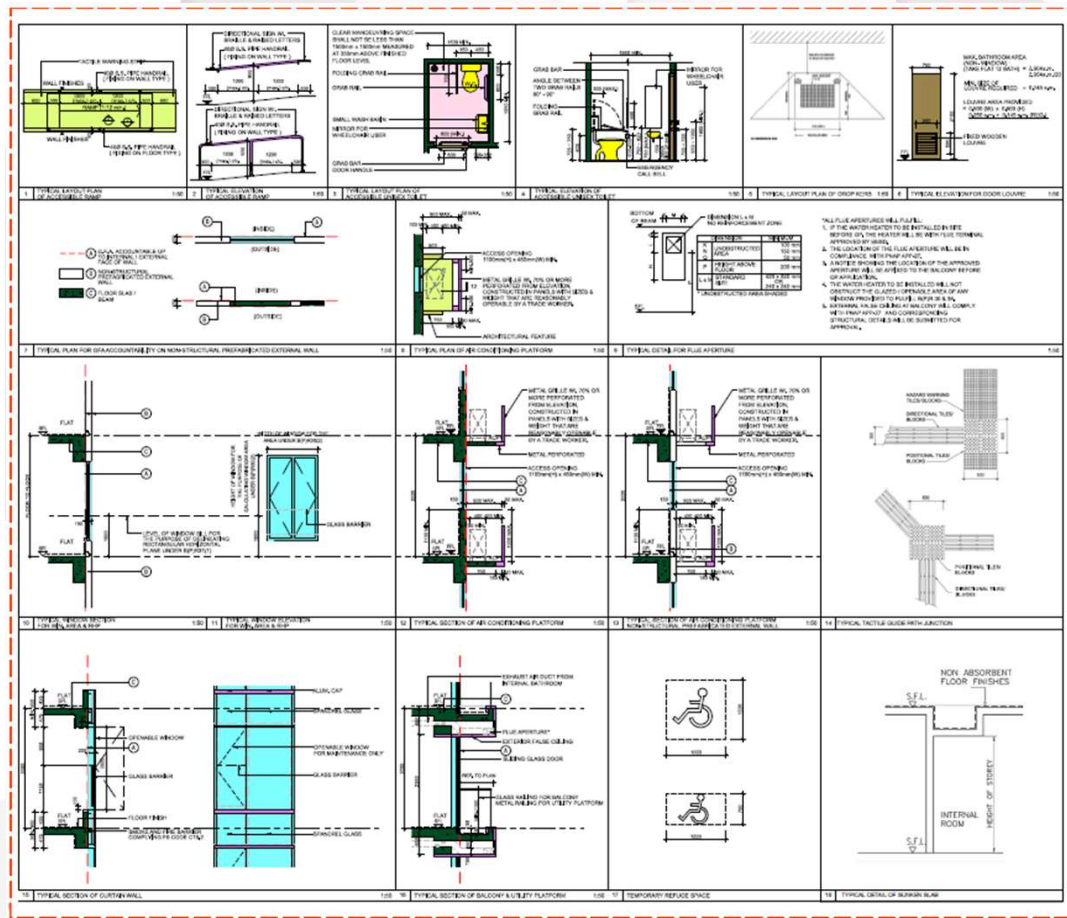
Stage II Submission of GBP

Detailed provisions for PwD



B2F BASEMENT FLOOR PARKING SCHEDULE		
TOTAL NOS. OF CARPARK FOR RESIDENTIAL (2500 W. x 5000 L. x 2400 H.)	=	13 NOS. (1 - 13)
TOTAL NOS. OF CARPARK FOR VISITOR'S (2500 W. x 5000 L. x 2400 H.)	=	5 NOS. (14 - 18)
TOTAL NOS. OF CARPARK FOR ACCESSIBLE PARKING SPACE (3500 W. x 5000 L. x 2400 H.)	=	1 NO. (34)
TOTAL NOS. OF CARPARK FOR RETAIL (2500 W. x 5000 L. x 2400 H.)	=	15 NOS. (19 - 33)
TOTAL NOS. OF MOTORCYCLE FOR RESIDENTIAL (1000 W. x 2400 L. x 2400 H.)	=	3 NOS. (M1 - M3)
TOTAL NOS. OF MOTORCYCLE FOR RETAIL (1000 W. x 2400 L. x 2400 H.)	=	2 NOS. (M4 - M5)

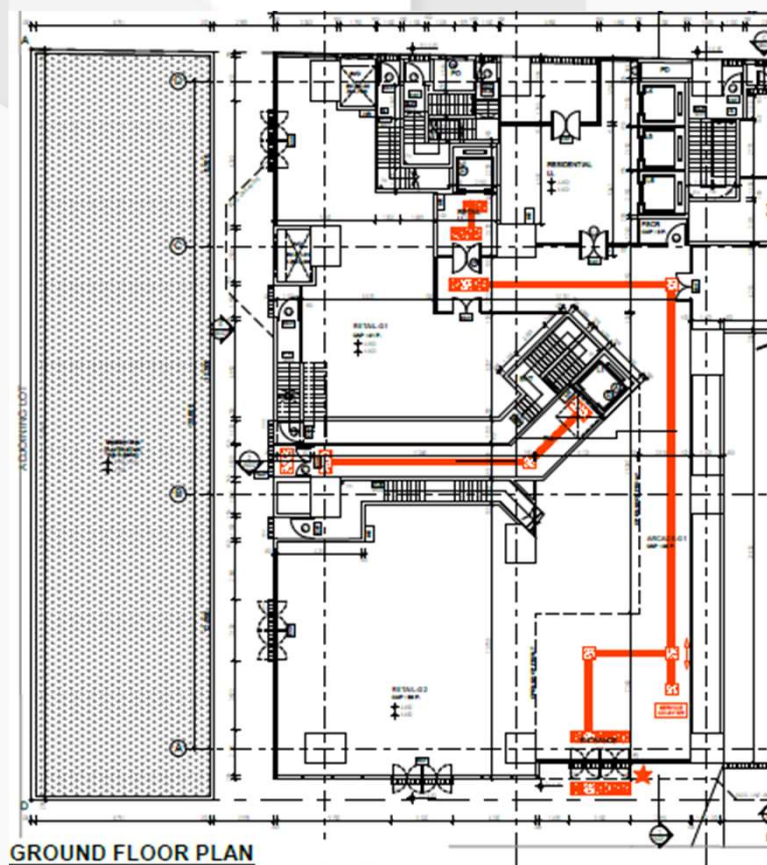
Stage II Submission of GBP Details







STAGE II

Stage III Submission of GBP

Assistive provisions for PwD



-  SERVICE COUNTER PUBLIC INFORMATION SERVICE COUNTER WITH ASSISTIVE LISTENING SYSTEM
-  INITIAL ACCESS FOR PwD
-  TACTILE GUIDE PATH FOR PwD
-  BRAILLE TACTILE FLOOR PLAN

Staged Submissions – Optional



- Staged submission is **optional**, i.e. AP may choose to show all essential information in first GBP
- BD will not check deferred information, i.e. **Stage I curtailed check**
- The **duties and responsibilities** of AP, RSE & RGE are assumed

Control Mechanism of Staged Approval

– BA's power to refuse application for consent or OP

If AP does not provide essential information at material time, BD may:

- **refuse** to grant **consent** under s16(3)(a) of the BO; or
- **refuse** to issue **OP/TOP** under s21(6)(a) of the BO

Administrative Mechanism of Staged Submissions



- Condition – AP to submit **full set GBP** (incorporating details for Stages I and II) for **Stage II curtailed check** before application of first consent
- AP may give notification in **any** amendment submission by indicating in the GBP that “**This set of plans is submitted for Stage II curtailed check**”
- Applicable to first GBP or major revision submitted **on or after 31 March 2023**
- BD may conduct Stage II curtailed check for first GBP for **special cases**, e.g. very simple buildings or buildings require speedy completion. CBS to consider upon AP’s request on **case basis**

Stage II Curtailed Check and Approval

- For **Staged II Submission**:
 - Resume “**normal**” curtailed check
 - The full set of GBP amendment for Stage II curtailed check should **contain all the essential information required**
 - **Missing of essential information** of fundamental issues in GBP may be disapproved under **section 16(1)(a) of the BO**
- AP are remind to ensure all essential information for **Stage III** submitted **before OP application**.

***Trim down information
in support of application for
modification/exemption***

Information in support of application for modification/exemption (PNAP ADM-2)

- **B(P)R 30 - omission or reduction** of **NLV** in:-
 - i) ancillary offices; and
 - ii) kitchens in licensed premises
- **B(P)R 36 - permit omission or reduction** of **NLV** in:-
 - i) toilets in basements;
 - ii) toilets in non-domestic buildings;
 - iii) bathrooms in hotel premises; and
 - iv) changing rooms containing sanitary fitments
- **B(P)R 30(2)(a)(ii)** – for **reduction of openable windows** for office buildings fitted with curtain wall.

Information in support of application for modification/exemption (PNAP ADM-2)



- A **note** stating on plan that:
 - mechanical means of ventilation has been assessed; and
 - capable of supplying fresh air at the rates stipulated in **Annex 2 of Appendix E of PNAP ADM-2**
- **No** need to submit **assessment report**
- **No** need to provide **calculation of the UFA, % of deficiency** in the areas provided for glazed and/or openable windows against the areas **under B(P)R30, 36.**

***Streamlining measure on
imposing standard conditions
when granting modifications***

Streamlining measures on imposing standard conditions when granting modifications

- For the exemption/modification granted for **final amendment GBP** or **simple A&A plan** that **no amendment is envisaged**, the conditions imposed could be **incorporated in the same final amendment GBP or A&A plans** before granting the approval.
- The modification/exemption granted in respect of **B(A)R** need not be incorporated in the GBP.

Thank You

Q & A