

政府總部
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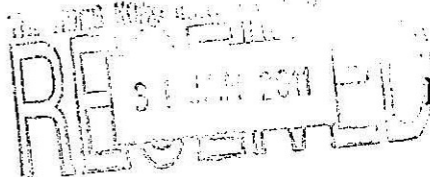
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28 January 2011

Mr Wong Bay
President
The Hong Kong Institute of Surveyors
Suite 801, Jardine House
1 Connaught Place
Central
Hong Kong

Dear

Bay,

**Proposed New and Revised PNAPs/JPNs on
Building Design to Foster a Quality and Sustainable Built
Environment**

The Secretary for Development has asked me to thank you for your letter of 19 January and to reply to you on her behalf.

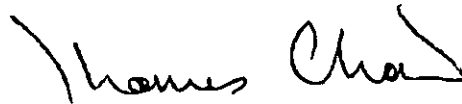
We are most encouraged by your Institute's support for the primary objective of our policy to enhance Hong Kong's quality and sustainable built environment. We are also very grateful to your Institute for your valuable comments and suggestions expressed during the public engagement entitled "Building Design to Foster a Quality and Sustainable Built Environment", which was carried out by the Council for Sustainable Development (SDC) in collaboration with this Bureau between June and October 2009, as well as those on the draft practice notes prepared by Buildings Department for implementing the measures that we have firmly committed to. You can rest assured that we have taken due account of your comments and suggestions in mapping out the way forward and in finalising the practice notes.

Indeed, we agree fully with you that to achieve a quality and sustainable built environment requires action on various fronts. In recent years, in response to the rapidly rising public concern over the built environment in Hong Kong, the Administration has introduced a number of improvement measures such as imposing the requirement to conduct air ventilation assessment and visual impact assessment during the development approval process; reviewing Outline Zoning Plans (OZPs) for imposition of building height restrictions and other suitable development parameters; incorporating appropriate development parameters in Government land sale conditions and modified leases for specific sites; etc. In parallel with the implementation of these measures to tackle the issue at the macro level, our current package of measures to address the specific public concern over the bulk and height of buildings resultant from our policy to grant GFA concessions for green and amenity features and exemption for car parking spaces is well supported by the community, as reflected in the public engagement mentioned above and in the report of the SDC, and is well justified.

It has been a long established practice of Buildings Department to use practice notes to provide industry practitioners with guidance in relation to the operation of Building Ordinance. This has been working well and proven to be a practicable means for the purpose. Indeed, the policy on the provision of GFA concessions has over the years been implemented through the issue of practice notes. What is required now to implement the improvement measures is to promulgate new practice notes to replace the existing ones. In preparing the new practice notes, the Department has consulted the relevant stakeholders through the established channels, and this Bureau has also participated in the process in addition to meeting various professional institutes and the real estate sector. We greatly appreciate the comments and suggestions conveyed to us, including those from your Institute, and the practice notes that Buildings Department will be issuing shortly have taken due account of them. While they may not meet fully with the wishes of some of the stakeholders, we firmly believe that they have struck a proper balance between fulfilling environment performance and comfort requirements of buildings on the one hand and minimising the impact on the surrounding environment as far as possible on the other, and meet the public interests purpose on which the policy on quality and sustainable built environment is based. The new practice notes will take effect on 1 April 2011 as planned.

Our efforts to enhance Hong Kong's built environment will not stop here. The Administration's action plan will continue to evolve as the policy bureaux and government departments concerned review and refine their policies, guidelines and practices as an on-going effort with the objective to enhance our built environment. For instance, the review of the car parking space requirements for private housing developments under the Hong Kong Planning Standards and Guidelines is nearing completion, and Planning Department will continue with its review of the OZPs. In the process, we would, of course, continue to work closely with professional institutes including yours among other stakeholders in our common goal to make Hong Kong a better place in which to live and work.

Yours sincerely,



(Thomas Chow)
Permanent Secretary for Development
(Planning and Lands)

c.c. Director of Buildings