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31 July 2024

Orientfunds Precast Ltd.  
Unit 2201, 22/F, Tower 1, Metroplaza  
223 Hing Fong Road, Kwai Fong, N.T.  
(Attn: Mr LEUNG Kai Man)

Dear Mr LEUNG,

**Letter of In-principle Acceptance  
(Acceptance Reference No.: MiC 9/2024)**

This letter is issued to **Orientfunds Precast Ltd.** to confirm that the Modular Integrated Construction (MiC) system (**Model No. SF-IPA-01**) as submitted to the Buildings Department (BD) is acceptable in principle for use in private building projects in Hong Kong in respect of the performance aspects listed in Appendix I, subject to the following conditions:

- (i) The design and construction of any building project adopting the above MiC system shall comply with the provisions of the Buildings Ordinance (BO) and its subsidiary legislations;
- (ii) The conditions as set out in Appendix II and Appendix III shall be complied with;
- (iii) The modular units of the above MiC system shall be fabricated in the factories listed in Appendix IV with a valid ISO 9001 or equivalent quality assurance certification; and
- (iv) This in-principle acceptance (IPA) is valid for 5 years from the date of this letter.

2. General information of the MiC System (Model No. SF-IPA-01) submitted by Orientfunds Precast Ltd. is available on BD's website.

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3. Upon expiry of the IPA, application for its renewal should be prepared by an Authorized Person (AP) and Registered Structural Engineer (RSE). In case different AP and RSE are to be appointed, you are reminded to clarify any copyright issues.

4. This IPA shall not be construed as an exemption from obtaining prior approval and consent from the Building Authority under the BO before commencement of building works nor the granting of any exemption in gross floor area calculation.

5. This IPA does not give any warranties, explicit or implied, regarding their availability, efficacy, fitness for a particular purpose, title or non-infringement of copyright. The manufacturer/supplier/user must ensure that the above MiC system is safe for public use and complies with all relevant legislation and statutory requirements at all times.

Yours sincerely,



( FONG Suk-wai, Wendy )  
Chief Officer/Technical Services  
for Director of Buildings

c.c. IP Kar Wai Kelvin (AP)  
c/o Sun Hung Kai Architects and Engineers Limited  
10/F, Sung Hung Kai Centre  
30 Harbour Road  
Hong Kong

YAU Lap Yan Terence (RSE)  
c/o C M Wong & Associates Ltd.  
11/F Universal Trade Centre,  
3-5A Arbuthnot Road, Central, Hong Kong

LEE Hoi Man Harmon (Applicant)  
c/o Sanfield Building Contractors Ltd.  
44/F, Sun Hung Kai Centre  
30 Harbour Road, Hong Kong

BD/MiC/231203 (S)

**Applicable Performance Aspects  
for In-principle Acceptance Reference No. MiC 9/2024**

The in-principle acceptance covers the following performance aspects of MiC system (Model No. SF-IPA-01) of Orientfunds Precast Ltd. under the Buildings Ordinance (BO) and its subsidiary legislations:

- (a) Provisions of means of escape required under Part B of the Code of Practice for Fire Safety in Buildings 2011 (FS Code) and regulation 41(1) of Building (Planning) Regulations (B(P)R);
- (b) Provisions for fire resisting construction required under Parts C and E of the FS Code and section 35 of Building (Construction) Regulation (B(C)R);
- (c) Construction of external wall and cladding pursuant to sections 27 and 28 of B(C)R;
- (d) Height of storeys and provisions of natural lighting and ventilation required under regulations 24, 30 and 36 of B(P)R;
- (e) Sanitary provisions and associated drainage works within the modular units pursuant to Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations;
- (f) Structural performance for loads required under the Code of Practice on Wind Effects in Hong Kong 2019, the Code of Practice for Dead and Imposed Loads 2011 and Part 3 of B(C)R; and
- (g) Provisions for structural performance required under the Code of Practice for the Structural Use of Concrete 2013, the Code of Practice for Precast Concrete Construction 2016 and B(C)R.

2. For other performance aspects of the MiC system under the purview of the BO not listed above, compliance with the provisions of the BO and the subsidiary legislations shall be demonstrated when plans are submitted for approval under the BO.

**Acceptance Conditions (Building)  
for In-principle Acceptance Reference No. MiC 9/2024**

The in-principle acceptance (IPA) of MiC system (Model No. SF-IPA-01) of Orientfunds Precast Ltd. is subject to the following conditions:

- (a) This IPA is confined to adopting the MiC system for domestic use in a building not exceeding 17 storeys (maximum modular units of 15 storeys) as applied for;
- (b) The design and construction of the MiC system should follow the plans accepted by the Buildings Department (Accepted Plans) and tally with the testing criteria of the submitted test reports. If alternative designs, materials or construction methods different from that shown in the Accepted Plans are used, compliance with the relevant provisions under the Buildings Ordinance (BO) and the subsidiary legislations should be demonstrated when plans are submitted for approval under the BO;
- (c) Authorized Person of the development project adopting the MiC system (AP) should ensure valid test and/or assessment reports complying the requirements under Part E of the Code of Practice for Fire Safety in Buildings 2011 would be available before the actual production in the prefabricated factory;
- (d) Applicant and AP should observe the requirements under Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-13 on submission of Schedule of Building Materials and Products and certifying the compliance with the relevant provisions of the BO upon completion of works;
- (e) User manual with maintenance and building safety instructions for future fitting, decoration, alterations and additions of the modules as submitted with the application for IPA should be provided to the owners/occupants/users of the building adopting this MiC system.

/(f) ...

- (f) The IPA is subject to the grant of exemption/modification under section 42 of the BO for the following which would be favorably considered when relevant plans are submitted for approval under the BO:

<b>BO/Building Regulations</b>	<b>Description</b>
Regulation 36 of Building (Planning) Regulations	To permit the omission of natural lighting and ventilation in internal bathrooms
Regulation 35A of Building (Planning) Regulations	To accept non-provision of gas aperture in the bathroom in domestic premises
Regulation 29(1) and 29(2) of Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations	To permit the provision of cleaning access to be other than cleaning eye
Regulation 44(4) of Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations	To permit protection of cast iron pipes to be other than asphaltic coating
Regulation 50(2) of Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations	To permit jointing of cast iron pipes to be other than lead caulking

**Acceptance Conditions (Structural)  
for In-principle Acceptance Reference No. MiC 9/2024**

The in-principle acceptance (IPA) of MiC system (Model No. SF-IPA-01) of Orientfunds Precast Ltd. is subject to the following conditions:

- (a) The design and construction of MiC system should follow the plans accepted by the Buildings Department (accepted plans) and tally with the testing criteria of the submitted test reports. If alternative designs, materials, proprietary products or construction methods different from that shown in the accepted plans are used, compliance with the relevant provisions under the Buildings Ordinance (BO) and the subsidiary legislations should be demonstrated when future plans are submitted for approval under the BO;
- (b) The MiC system is accepted based on the assumptions listed below. Overall stability, structural analysis, adequacy of structural member and/or structural connections, lateral deflection etc. should be checked when there are any deviations with future structural plans submitted for approval under the BO.
  - (i) Maximum building height from ground floor to main roof is 59.98m.
  - (ii) Maximum number of storeys of modular units is 15.
  - (iii) Maximum design wind pressure at main roof is 3.181kPa (unfactored).
  - (iv) The imposed loads, superimposed loads and assumed façade/curtain wall/non-structural wall loads are as shown on drawing nos.: FR-T2-TYP-06 and FR-T2-RF-02. The imposed loads for vehicular traffic and parking are not considered.
  - (v) The lateral stability is provided by both MiC modules and casted in-situ reinforced concrete cores as shown on drawing no.: MIC-GN-01.
  - (vi) The fabrication and installation tolerances of modular units are as shown on drawing no.: MIC-GN-01.
  - (vii) Only one storey of modular units are allowed to be stacked above a completed level as shown on drawing no.: MIC-GN-01.

- (c) A full-scale mockup is required prior to the commencement of the construction works. A performance report should be submitted for acceptance prior to the commencement of module installation. The performance report shall also include a review on the production and installation method.
- (d) Trial panel(s) with structural testing should be carried out to verify the performance of the proposed design. The arrangement and acceptance criteria of the test is shown on drawing no.: MIC-GN-04. The test result should be submitted and found satisfactory by the Building Authority prior to the consent application of the proposed works.
- (e) In-situ reinforced concrete columns, in-situ reinforced concrete slabs and beams at corridor, precast staircases, protective barriers and external walls are not included in this acceptance.

**Manufacturer and Prefabrication Factory**

Details of the accepted manufacturer and prefabrication factory for fabrication of the modular units under In-principle Acceptance reference no. MiC 9/2024 for MiC system (Model No. SF-IPA-01) of Orientfunds Precast Ltd. are as follows:

Manufacturer: Orientfunds Precast Ltd.

Prefabrication Factory and Address:

Name	Address	Type of Works
Orientfunds Precast Ltd.	Dongguan Orientfunds Construction Material Products Co., Ltd. No.3 Lianjian Road, Sha Tian Town, Dongguan, Guangdong, People's Republic of China	Fabrication of precast façade and modular units

Remarks:

- (a) *The above factory shall maintain a valid ISO 9001 or equivalent quality assurance certification at all times.*
- (b) *The following items in the Quality Assurance Scheme are for information only. Updated information should be submitted for future building projects with MiC.*
  - (i) *Frequency and extent of inspection by in-house staff and independent parties required in Appendix B of Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) ADV-36; and*
  - (ii) *Frequency and extent of audit by in-house staff and independent parties required in Appendix B of PNAP ADV-36.*