

Summary of Decisions of the Building Committee
Building Committee I 39/2005 held on 10.10.2005

(a) MAI 1 39/2005

Issue : Application for hotel concession for a hotel with suite-type guestrooms and not provided with a central A/C.

Decision : The committee noted that split type A/C units would be provided to some of the suite-type guestrooms in addition to a centralized A/C system. The committee also noted that the applicant proposed instantaneous water heaters as an alternative to the centralized hot water system. The committee also noted that the suite-type rooms on upper zone would be served by separate lifts. Noting the design and layout of the guestrooms, the committee did not satisfy the design was for a genuine hotel.

(b) MAI 2 39/2005

Issue : Proposed dedications for public passage at G/F, 2/F & 3/F of a commercial/office building in return for exemption from GFA calculation.

Decision : The committee accepted that the proposed routing was a reasonable proposal. Hence, the committee agreed to the proposal subject to no adverse comment from TD.

(c) MAI 3 39/2005

Issue : Exclusion of architectural features on the private roofs of houses from GFA calculation.

Decision : The committee agreed that the covers to the Jacuzzis on the roof should count for GFA. The committee also agreed that the other two features, in the form of trellis enclosed with two walls should also count for GFA.

(d) BCI 1 39/2005

Issue : Proposed canopy to one of the houses utilizing the residual PR & SC of the whole development.

Decision : The committee agreed that the plans might be processed but the applicant should be reminded of the provision of section 14(2) of the BO and that the approval letter should be copied to OC/management for its information and any action it deemed necessary.

(e) BCI 2 39/2005

Issue : Exclusion of voids over escalators and circulation staircases at the 1/F and 2/F at the entrance from GFA calculation for a commercial building..

Decision : Having considered the design, the committee accepted the proposal.

(f) BCI 3 38/2005

Issue : Proposed setback of 27-storey commercial building in returns for excessive site coverage under PNAP 280.

Decision : As the proposal was in compliance with the requirements set out in PNAP 280, the committee accepted the proposed excessive site coverage.