

Summary of Decisions of the Building Committee
Building Committee I 01/2006 held on 3.1.2006

(a) MAI 1 1/2006

Issue : Proposed architectural feature projecting over street.

Decision : The committee did not identify any public interest in the proposal hence did not agree to grant exemption for the feature to project over street.

(b) MAI 2 1/2006

Issue : (i) Granting of BOH hotel concession for a hotel.
(ii) Exclusion of covered drop-off area under canopy from GFA calculation.
(iii) Exclusion of covered walkway and escalator from GFA calculation.

Decision : (iv) Noting that the proposed development was divided into hotel and non-hotel portion, the committee considered that the AP should clarify and demarcate the proposed BOH areas to be exempted from GFA calculation for BA's consideration.
(v) Having noted the reduced sizes of the canopies, the committee agreed to exclude them from GFA calculation.
(vi) The committee, noting that the width of the covered walkway and escalator had been reduced to 2m, agreed to exclude them from GFA calculation.

(c) MAI 3 1/2006

Issue : Formal appeal against BA's disapproval be contested.

Decision : The committee agreed to refer the appeal to BAC for a decision.

(d) MAI 4 1/2006

Issue : (i) Proposed dedication and surrender in returns for bonus PR & SC in a major revision submission.
(ii) Proposed habitable rooms facing a public lane and a strip of land to be surrendered for street widening.
(iii) Building over of the ROW

Decision : (i) & (ii) Having noted that there was no change in the circumstances as compared to the previous approval, the committee agreed to the proposal.
(iii) The committee, having considered the design and the existing site situation, did not agree to building over of the ROW.

(e) BCI 1 1/2006

Issue : Exclusion of the areas covered by architectural feature from GFA calculation.

Decision : Having considered the design, the committee accepted it as a genuine design feature and agreed to exclude it from GFA calculation.

(f) BCI 2 1/2006

Issue : Proposed signboards projecting over streets

Decision : The committee noted that the proposed signboards would comply with the requirements as set out in PNAP 269 and agreed to the proposal.

(g) BCI 3 1/2006

Issue : Exclusion of voids over shops from GFA calculation.

Decision : The committee did not agree to grant modification to exclude the void from GFA calculation. The AP should clarify as to how the void would be used for display and promotional purpose and whether any proposed building works in the void might be involved.