

**Summary of Decisions of the Building Committee
Building Committee I 6/2006 held on 7.2.2006**

(a) MAI 1 6/2006

Issue : Inclusion of the area of an existing lane in site area.

Decision : Having considered the existing situation, the committee accepted the inclusion of the service lane in site area pursuant to PNAP 179.

(b) MAI 2 6/2006

Issue : Application of hotel concession for a hotel proposal.

Decision : Having considered the design, the committee was of the view that the proposed guestrooms were akin to residential flats. Hence, the committee did not agree to grant the hotel concession under B(P)Reg 23A.

(c) BCI 1 6/2006

Issue : Proposed change in use from shops to RCHE.

Decision : The committee noted that the proposed RCHE did not comply with B(P)Reg 49B. The committee agreed to prohibit the change in use.

(d) BCI 2 6/2006

Issue : Exclusion of sunshades/architectural features from site coverage and GFA calculations.

Decision : The committee noted the AP's demonstration on the energy saving for the proposed sunshades and that the sunshades were generally in compliance with the requirements of JPN. The committee also noted that the TPB had accepted amendment proposal including the provision of the features in question. Having considered all relevant issues, the committee agreed to exclude the sunshades/ architectural features from site coverage and GFA calculations.

(e) BCI 3 6/2006

Issue : Exclusion of the following areas from GFA calculation:

- (a) covered walkway on G/F;
- (b) covered landscaped plaza; and
- (c) unenclosed pavilion on podium.

- Decision : (a) Having considered the covered walkway resembled a widened pavement with canopy for weather protection for the pedestrian, the committee agreed to exclude it from GFA calculation.
- (b) The committee noted that the covered landscaped plaza served as entrance to the residential towers and had a functional use. Hence, the committee did not agree to exclude the covered landscaped plaza from GFA calculation.
- (c) The committee agreed to exclude the area of the unenclosed pavilion provided that the pavilion formed part of the recreational facilities and was in compliance with the requirements set out in the relevant PNAP.

(f) BCI 4 6/2006

Issue : Exclusion of the monorail gondola from site coverage and GFA calculations.

Decision : Having considered the AP's justification, the design and the extent, the committee agreed to exclude the fins supporting the building maintenance unit, projecting from the building towers at the roof level from site coverage and GFA calculation.

(g) BCI 5 6/2006

Issue : Proposed school site not abutting a street.

Decision : Having noted that a ROW of width not less than 4.5m through the adjoining lots would be created to the site and there was no objection from the outside departments, the committee accepted the proposal subject to the formation of the ROW.