

Summary of Decisions of the Building Committee
Building Committee I 15/2006 held on 11.4.2006

(a) MAI 1 15/2006

Issue : Claiming of hotel concession for a hotel conversion.

Decision : Taking into account the fact that the layout of the guestrooms had been revised and the justifications put forward by the AP on the design concept, the Committee agreed to the granting of hotel concession under B(P)Reg 23A.

(b) MAI 2 15/2006

Issue : Proposed surrender for setback for road/footpath widening in return for bonus PR and SC.

Decision : The committee noted that the set back requirement was required by government, the committee agreed to the granting of bonus concession for the surrender of the land for pavement widening subject to the confirmation from LandsD that it had no objection to granting of such bonus concession under the B.O.

(c) MAI 3 15/2006

Issue : (i) Application of hotel concession.
(ii) Proposed storey height of 1/F & 2/F and the exclusion of atrium void from G/F to 2/F of the proposed hotel from GFA calculation.
(iii) Exclusion of voids over the driveway from GFA calculation.
(iv) Exclusion of covered communal podium garden on 3/F from GFA calculation.
(v) Exclusion of the area underneath the maintenance platform from GFA calculation and the proposed storey height for the top floor.

Decision : (i) The committee, having studied the revised design, agreed to grant hotel concession under B(P)Reg 23A.
(ii) The committee accepted the proposed headroom for the 1/F and 2/F and agreed to exclude the atrium void from GFA calculation.
(iii) The committee, having considered the design in minimizing the blockage of sea breeze to the inner street, agreed to exclude the void over the driveway and the areas at both ends of the driveway from GFA calculation. However, the committee considered that the area recessed into the hotel side entrance next to the driveway should count for GFA calculation.
(iv) As the design criteria for the podium garden have not been complied with, the committee did not agree to exempt the proposed podium garden from GFA calculation.

- (v) After studying the design, the committee did not agree to exclude the area underneath the maintenance platform from GFA calculation. The proposed storey height for the 42/F of about 6.3m was found acceptable having regard to the proposed use and raised floor design at that particular level.

(d) BCI 1 15/2006

Issue : Proposed surrender for public passage in return for bonus PR and SC.

Decision : As the proposal was positively supported by TD, the committee agreed to the proposal.

(e) BCI 2 15/2006

Issue : (i) Proposed storey height of an extension at Level 7.
(ii) Exclusion of voids over function rooms, lecture room, relaxation room, spa, restaurant and a guestroom from GFA calculation.
(iii) Exclusion of areas under the covered walkway and glazed cover under the existing skylight from GFA calculation.

Decision : (i) The committee noted that there was a difference in level of about 1.2m between the proposed extension and the adjoining floor. Having studied the design, the committee accepted the storey height.
(ii) The committee, having considered the design, agreed to exclude the voids from GFA calculation.
(iii) The committee did not identify good reason to grant a modification to permit the exclusion of the covered walkway from GFA calculation. The committee also hold the view that the glazed cover under the skylight was a floor and should count for GFA calculation.

(f) BCI 3 15/2006

Issue : Proposed revision of the dedication area.

Decision : The committee noted that the proposal was put forwarded basically for security reason. The committee also noted that bonus GFA given and built on site would still comply with B(P)Reg 22 for the reduced dedication area and that there was no objection from relevant government departments. Having considered all relevant factors, the committee accepted the proposal.

(g) BCI 4 15/2006

- Issue : (i) Exclusion of void over living room from GFA calculation.
(ii) Exclusion of A/C plant room for individual flat from GFA calculation.
- Decision : (i) Having studied the design, the committee agreed to exclude the void of the duplex flat at the penthouse floor from GFA calculation.
(ii) The committee noted the proposed plant rooms complied with the requirement set out in the relevant practice note. The committee agreed to the exclusion of the plant rooms from GFA, subject to verification that the size of each plant room was the minimum required for the flat.

(h) BCI 5 15/2006

- Issue : (i) Exclusion of areas underneath the landscaped decks from GFA calculation.
(ii) Exclusion of void over living room from GFA calculation.
- Decision : (i) Having considered the site condition and the design, the committee agreed that the areas covered by the proposed deck should count for GFA.
(ii) Having studied the plans, the committee did not agree to the exclusion of the void from GFA calculation.