

Summary of Decisions of the Building Committee
Building Committee I 24/2007 held on 3.7.2007

(a) MAI 1 24/2007

Issue : Exclusion of voids over G/F entrance from GFA calculation for a hotel building.

Decision : Having agreed that the voids were genuine design feature and that the glass walls created would improve the cityscape, the committee agreed to accept the exclusion of voids from GFA calculation.

(b) MAI 2 24/2007

Issue : Exclusion of voids over living rooms in duplex units.

Decision : The committee, having studied the design, had no objection to the exclusion of the voids from GFA calculation.

(c) MAI 3 24/2007

Issue : Exclusion of pedestrian passageway from GFA calculation.

Decision : The committee noted the passageway was required under lease and the exemption area was calculated in line with PNAP 233. The committee also noted that there was no adverse comment from relevant departments including TD. Subject to no adverse comment from DLO on the proposed routing of the walkway, the committee would have no objection to the application for exemption for portion of the passageway from GFA calculation.

(d) BCI 1 24/2007

Issue : Shop extension to the rear yard for one of the building blocks approved under "Volume Regulation".

Decision : Having noted that the PR would not exceed the permissible under the First Schedule, the committee agreed to grant a technical modification to permit the existing domestic site coverage on upper floors to exceed the permissible under the B(P)Reg.

(e) BCI 2 24/2007

Issue : Application for hotel concession.

Decision : The committee noted that the proposal was generally in compliance with the criteria set out in PNAP 111 in terms of provisions of central A/C and hot water systems as well as the provision of BOH facilities and that TD had no objection to the non-provision of on site transport facilities. The committee agreed to grant hotel concession under B(P)Reg 23A.

(f) BCI 3 24/2007

Issue : Exclusion of landscaped deck covered by the structural frames for an institutional building.

Decision : Having considered the nature and the design of the proposed building, the AP was requested to explore other alternative for further consideration.