

Summary of Decisions of the Building Committee
Building Committee I 26/2007 held on 16.7.2007

(a) MAI 1 26/2007

- Issue : (i) Exclusion of planter area under metal fins sunshades from GFA calculation.
- (ii) Exclusion of metal vertical sunshades and the horizontal roof features from SC and GFA calculations.
- (iii) Exclusion of void over lift lobby from GFA calculation.
- Decision : (i) The committee noted that the area covered by the proposed metal fins sunshades was a planter at a level 500mm above with the adjacent floor and with access only for maintenance. The committee, having considered the design, agreed to exclude the planter area from GFA calculation.
- (ii) The committee, having considered the sunshades in line with the criteria stipulated in JPN and that the features were genuine design features, agreed to exclude such sunshades from GFA and SC calculations.
- (iii) Having accepted the void was genuine design feature, the committee agreed to exclude the void over the lift lobby from GFA calculation.

(b) BCI 1 26/2007

- Issue : Projection of footbridge over a public road
- Decision : Having noted that the bridge was required under lease and that there was no adverse comment from relevant departments, the committee accepted the proposal under BO s31(1).

(c) BCI 2 26/2007

- Issue : (i) Proposed run-in/out arrangement for a hotel proposal.
- (ii) Application of hotel concession for a hotel proposal.
- Decision : (i) The committee, having noted the advice from TD on the proposed run in/out, agreed that the AP should provide further information/justifications to address TD's concern. Meanwhile, BD's reserved its position under BO s16(1)(h).
- (ii) The committee, noted that the provision of transport facilities had not been accepted by TD, that the proposal did not provided with centralized A/C and hot water systems and that details of the hotel operator had not been submitted. As the proposal did not comply with the criteria set out in PNAP 111, the committee did not agree to the granting of hotel concession under B(P)Reg 23A.