

Summary of Decisions of the Building Committee
Building Committee I 47/2007 held on 11.12.2007

(a) MAI 1 47/2007

- Issue : (i) Exclusion of the club house facilities, podium garden and green features from GFA calculation.
- (ii) Proposed headroom of typical floors for a composite building.
- (iii) Proposed high headroom for a portion of the G/F entrance lobby.
- (iv) Exclusion of the areas covered by the building above from GFA calculation.

- Decision : (i) Noting that the AP's effort in reducing the overall building height, PlanD had no further objection to the granting of the modification for the exclusion of the areas in question from GFA. Having considered all relevant issues, the committee agreed to the exclusion of the concerned areas from GFA calculation.
- (ii) Having considered the design and the AP's justifications and that there was no adverse comments from outside departments, the committee accepted the proposed headroom.
- (iii) Having studied the plans and noting no adverse comments from outside departments, the committee accepted the proposed headroom.
- (iv) Having studied the plans, the committee agreed to the exclusion of the covered areas from GFA calculation.

(b) MAI 2 47/2007

- Issue : (i) Application for excessive non-domestic site coverage in accordance with PNAP 280.
- (ii) Exclusion of structural walls/columns and associated service corridors to the plant rooms from GFA calculation.

- Decision : (i) Noting that the proposal was in compliance with the criteria set out in PNAP 280 and that there was no objection from relevant outside departments, the committee agreed to grant a modification to permit excessive site coverage.
- (ii) The committee were of the views that some of the service corridors were redundant and that some of the plant room could be accessed from the adjoining premises without the provision of service corridors. Hence, the committee did not agree to the exclusion of all the subject areas from GFA calculation.

(c) BCI 1 47/2007

Issue : The area under the stiling structure on existing slope be accepted as non-accountable for GFA.

Decision : Having studied the plans, the committee agreed that the area under the stiling structure did not constitute a floor, hence the committee agreed that the area under the stiling structure need not count for GFA.

(d) BCI 2 47/2007

Issue : Alteration and addition works to an existing hotel.

Decision : The committee having studied the plans and TD's comments, agreed that TD should be asked to clarifying if it had any objection for the hotel to have addition guest rooms provided within the hotel building before considering the granting of hotel concession under B(P)Reg 23A.