

**Summary of Decisions of the Building Committee**  
**Building Committee I 17/2008 held on 29.4.2008**

(a) MAI 1 17/2008

Issue : Application for hotel concession.

Decision : The committee, having noted that the proposal was generally in compliance with the criteria set out in PNAP 111 and that TD had no objection to the proposal, agreed to grant hotel concession under B(P)Reg 23A.

(b) BCI 1 17/2008

Issue : Application for hotel concession.

Decision : The committee noted that the proposal was an integrated development comprising hotel, office and residential buildings atop a common podium. The committee noted that the shops for hotel had been proposed on a floor with major areas not directly connected to the hotel portion and relevant authority had reservation on the issue of the hotel licence covering those shops. Hence the AP was requested to provide further clarification on the total hotel GFA for the purpose of BOH calculation. The AP was also requested to clarify on whether those lobbies and staircases which were taken as the hotel area for the purpose of BOH calculation, would solely serve hotel only. Hence the committee agreed to defer a decision pending further information from the AP.

(c) BCI 2 17/2008

Issue : (i) Exclusion of the vertical acoustic fins from GFA and site coverage calculations.

(ii) Exclusion of the areas covered by green balconies and utility platforms from GFA calculation.

Decision : (i) The committee noted that the provision of noise mitigation measures was one of the MLP approval conditions and that the proposed measures had been accepted by EPD. The committee also noted that the proposal was generally in compliance with JPN and that there was no objection from the relevant departments. Hence the committee agreed to exclude the acoustic fins from GFA and SC calculations subject to further clarification with EPD on the provision of openable windows as shown on the plans.

(ii) The committee, having noted that the covered common flat roof and private garden areas were open on at least two sides and that the 8% cap set under the JPN would not be exceeded if the said covered areas were included, agreed to exclude such areas from GFA calculation.

(d) BCI 3 17/2008

Issue : Application for hotel concession.

Decision : The committee, having noted that the proposal was generally in compliance with the criteria set out in PNAP 111, agreed to grant hotel concession under B(P)Reg 23A.

(e) BCI 4 17/2008

Issue : Application for hotel concession.

Decision : The committee, having noted that the proposal was generally in compliance with the criteria set out in PNAP 111 and that TD had no objection to the non-provision of on-site transport facilities, agreed to grant hotel concession under B(P)Reg 23A.

(f) BCI 5 17/2008

Issue : Inclusion of the ROWs in site area.

Decision : Having considered the characteristics of the ROW and the advice from the relevant department, the committee agreed that the ROW at the side of the site should be excluded from the site area.

Members, having considered that the ROW along the side of the site would be regarded as a street and that the rear lane would not be required under the BO. Hence the committee agreed to the inclusion of rear lane in site area in line with PNAP 179.