

Summary of Decisions of the Building Committee
Building Committee I 23/2008 held on 10.6.2008

(a) MAI 1 23/2008

- Issue : (i) Exclusion of void over entrance foyer of clubhouse.
(ii) Exclusion of sunshade devices from GFA calculation.
- Decision : (i) Having considered the design, the committee agreed to the exclusion of the void over the entrance foyer of the clubhouse from GFA calculation under the BO.
(ii) Having accepted the design of the sunshades were genuine features, the committee accepted the exclusion of the sunshades from GFA calculation.

(b) MAI 2 23/2008

- Issue : (i) Excessive non-domestic site coverage under PNAP 280.
(ii) Exclusion of void over entrance lobby for an office building.
- Decision : (i) The committee agreed that the proposal did not comply with the requirements set out in PNAP 280. Hence, the committee did not accept the excessive SC.
(ii) Having noted PlanD's concern on the excessive storey height the committee did not agree to exclude the void from GFA calculation.

(c) BCI 1 23/2008

- Issue : (i) Building upon and inclusion in site area of the existing lanes.
(ii) Application for hotel concession.
- Decision : (i) The committee noted that there were three lanes in question and that a lane was not required under BO for the proposed development. The committee also noted that an adjoining building relied on one of the lane for means of escape, the committee also agreed that it needed further information on another lane prior it could make a decision on whether it could be extinguished and built over. As to the third lane which was a redundant one, the committee agreed that it could be extinguished and built over. Hence, while the committee agreed to the inclusion of the lanes in question in site area, the committee agreed to the building over of the lane which was identified to be a redundant one.

- (ii) 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 subject to no adverse comments from TD.

(d) BCI 2 23/2008

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.