

**Summary of Decisions of the Building Committee  
Building Committee I 29/2008 held on 22.7.2008**

(a) MAI 1 29/2008

- Issue : (i) Exclusion of sky garden from GFA calculation.
- (ii) Exclusion of 'Urban Windows' from GFA calculation.
- (iii) Exclusion of area under metal grating platform for gondola track from GFA calculation.
- Decision : (i) The committee having noted the design of the proposed sky garden, the Air Ventilation Assessment (AVA) study and the advice of PlanD, agreed to the exclusion of the sky garden from GFA calculation.
- (ii) The committee noted that AVA study and the comments made by PlanD, agreed to exclude the voids of the Urban Windows from GFA calculation subject to the inclusion of the base floors of the 'Urban Windows' into GFA calculation.
- (iii) Having noted that the platform was in the form of open-grille, the committee agreed to exclude the area underneath the open grille from GFA calculation.

(b) MAI 2 29/2008

- 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 there was no objection from relevant outside departments, agreed to the granting of hotel concession under B(P)Reg 23A.

(c) MAI 3 29/2008

- Issue : Application for hotel concession.
- Decision : The committee, having noted the advice of the outside departments and that the proposal was generally in compliance with the criteria set out in PNAP 111, agreed to the granting of hotel concession under B(P)Reg 23A.

(d) MAI 4 29/2008

- Issue : (i) Excessive non-domestic site coverage under PNAP 280.
- (ii) Exclusion of void over atrium and internal landscaped area from GFA calculation.
- Decision : (i) The committee agreed that the proposal complied with the requirements set out in PNAP 280 and hence agreed to the granting of the excessive SC in principle under PNAP 280.
- (ii) Having considered the design and the nature of the building, the committee did not agree to the exclusion of the voids from GFA calculation.

(e) MAI 5 29/2008

- Issue : High headroom for an extension of a shop on the G/F of an existing building.
- Decision : Having noted that the proposed headroom of the proposed extension of the shop at G/F was 4m, the committee accepted the proposed headroom.

(f) MAI 6 29/2008

- Issue : Exclusion of void over entrance lobby for an office building.
- Decision : Having considered the design and having noted no objection from the relevant outside departments, the committee agreed to the exclusion of the void from GFA calculation.

(g) BCI 1 29/2008

- Issue : Inclusion of a public street in the site for PR calculation for A&A works.
- Decision : The committee noted that AP had included a portion of land which had been taken over by the Government as a public street. The committee agreed that such area not forming part of the site should be excluded from the site area.

(h) BCI 2 29/2008

Issue : Proposed curtain wall enclosing approved balconies of existing buildings” to be projected over street.

Decision : The committee, having noted the adverse comments from an outside department, did not agree to permit the proposed curtain wall projecting over street.

(i) BCI 3 29/2008

Issue : Proposed setback for road widening in return for bonus PR and SC.

Decision : Having noted that the proposed setback was considered essential by TD and that there was no objection from other relevant outside departments, the committee accepted the proposal.