

**Summary of Decisions of the Building Committee**  
**Building Committee I 18/2009 held on 12.5.2009**

(a) MAI 1 18/2009

Issue : Application for hotel concession.

Decision : Noting that the proposal generally complied with the criteria set out in PNAP 111 and that there was no objection from the relevant outside departments, the committee agreed to the granting of hotel concession under B(P)Reg 23A.

(b) MAI 2 18/2009

Issue : Proposed setback for a composite building in return for excessive non-domestic site coverage under PNAP 280.

Decision : The committee was of the view that the disposition of the setback areas did not comply with para. 3(e) of PNAP 280. Hence, the committee did not agree to grant the modification for excessive site coverage.

(c) MAI 3 18/2009

Issue : Surrender of setback and dedication of corner splay area for road widening in return for bonus plot ratio and site coverage.

Decision : The committee noted that the setbacks for corner splay and for road widening were required by TD. The committee also noted that the owner had proposed to dedicate the corner splay and to surrender the setback for road widening. Members agreed to the proposed dedication in respect of the corner splay in return for bonus after noting that structure would be built over the corner splay. As to the proposed surrender in return for bonus, members noted CES/A's reservation on the presence of a retaining wall underneath the area. CSB/HKW was requested to clarify with the AP on whether the captioned retaining structure would become a redundant one upon the erection of a new retaining wall in the basement and to further liaise with CES/A on the subject. The committee agreed to accept the proposed surrender in return for bonus subject to acceptance of the proposed surrender by CES/A and HyD.

(d) MAI 4 18/2009

Issue : Proposed surrender for setback for public passage in return for bonus PR & SC.

Decision : The committee noted that the relevant outside department had confirmed the proposed setback area was essential for pedestrian

circulation and had accepted the proposed surrender. The committee, therefore, agreed to the granting of bonus in return for the proposed surrender of setback area.

(e) MAI 5 18/2009

Issue : Formal appeal against disapproval of building plans.

Decision : Having reviewed the case, the committee agreed to contest the appeal.

(f) BCI 1 18/2009

Issue : (i) Site classification for a corner site abutting on public streets.  
(ii) Exclusion of station areas from GFA calculation.  
(iii) Exclusion of precast loss formwork for external wall from GFA and SC calculations.

Decision : (i) The committee agreed that the site, being a corner site with more than 80% of the site boundary abutting three specified streets, with one of them outside the lot to be formed by the developer, exhibited the characteristics of a Class C site. Hence, the committee agreed that the site was a “Class C” site subject to the completion of the future public road by the developer before the completion of the building.  
(ii) Having considered the case, the committee agreed to defer a decision pending further advice from senior management.  
(iii) The committee accepted that the loss formwork with external wall-tile finishes incorporated resemble external wall finishes. In line with PNAP 13, the committee agreed to exclusion of the captioned loss formwork from GFA and SC calculations.

(g) BCI 2 18/2009

Issue : Inclusion of lane into site area.

Decision : The committee noted that the lane was not a required lane and that the lane would not be built over. In line with PNAP 179, the committee agreed to allow the existing lane to count for site area.