

**Summary of Decisions of the Building Committee
Building Committee I 2/2010 held on 12.1.2010**

(a) BCI 1 2/2010

Issue : Application for hotel concession.

Decision : The committee, having noted the proposal was generally in compliance with the criteria set out in PNAP APP-40, agreed to the granting of hotel concession under B(P)Reg 23A subject to no adverse comment from TD.

(b) BCI 2 2/2010

Issue : (i) Exclusion of the void over the living room of the duplex units from GFA calculation.
(ii) Exclusion of sun-shading fins from SC and PR calculations.
(iii) Exclusion of roof overhangs from SC and PR calculations.

Decision : (i) The committee noted that the design of the voids did not meet the acceptance criteria. Hence, the committee did not agree to the application for exclusion of the void from GFA calculation.
(ii) The committee did not accept the sun-shading fins projecting from the bay windows and balconies. Hence, the committee did not agree to the exclusion of areas covered by the fins from SC and PR calculations.
(iii) The committee, having considered that the overhangs were excessive in size, did not agree to the application for exclusion of the covered areas from SC and PR calculations.

(c) BCI 3 2/2010

Issue : Exclusion of architectural feature from GFA calculation.

Decision : Having considered the design, the committee agreed to exempt the architectural feature from GFA calculation.

(d) BCI 4 2/2010

Issue : (i) Surrender of setback for road widening and forming of a pavement in return for bonus PR and SC.
(ii) Non-provision of a service lane.

- Decision : (i) Having noted that the proposed setback were required for road widening by government, the committee agreed to grant bonus in return for the surrender as far as the Building (Planning) Regulations were concerned.
- (ii) The committee noted that there was no existing lane in the vicinity and that a lane pattern would unlikely be created in future. Having considered the existing layout of the sites in the vicinity, the committee accepted the non-provision of a service lane.

(e) BCI 5 2/2010

- Issue : (i) Application for hotel concession.
- (ii) Exclusion of void over banquet hall from GFA calculation.
- (iii) Horizontal planes of prescribed windows protruding onto the adjoining government land.
- Decision : (i) The committee, having noted the proposal was generally in compliance with the criteria set out in PNAP APP-40, agreed to the granting of hotel concession under B(P)Reg 23A.
- (ii) The committee, having considered the design and having noted that there was no objection from the relevant outside departments, accepted the exclusion of the void from GFA calculation.
- (iii) The committee, having noted that the comments made by other relevant government departments and that the land in question was highway amenity area, agreed to allow the prescribed windows to face into the said government land.