

**Summary of Decisions of the Building Committee
Building Committee I 5/2010 held on 2.2.2010**

(a) MAI 1 5/2010

Issue : (i) & (ii) Exclusion of covered area under trellis from GFA calculation.

(iii) Exclusion of signboard from GFA calculation.

(iv) Exclusion of architectural feature grilles and associated voids behind external walls from GFA calculation.

(v) Service access corridor not included into GFA.

Decision : (i) The committee had no objection to the exclusion of the trellis from GFA calculation noting that there was no objection from relevant outside departments and that the trellis was located in a public open space.

(ii) Having studied the plans, the committee did not agree to exempt the area under the trellis projecting at level 2 over the entrance of the shops from GFA calculation.

(iii) In line with the PNAP on signboards, the committee had no in-principle objection to exclude the signboard from GFA calculation.

(iv) Having considered the design, the committee agreed to exempt the architectural feature and the associated voids from GFA calculation.

(v) Having considered the design, the committee had no in-principle objection to exclude the service access corridor from GFA calculation.

(b) MAI 2 5/2010

Issue : (i) Exclusion of the void of stairwell for recreational facilities from GFA calculation.

(ii) & (iii) Exclusion of voids over living/dining room from GFA calculation.

(iv) Exclusion of sunshades from SC and PR calculations.

Decision : (i), (ii) & (iii) The committee, having studied the design and the size of the voids, did not agree to the exclusion of the voids from GFA calculation.

(iv) The committee, having noted the extensiveness of the proposed sunshades, did not agree to exclude the alleged sunshades from GFA and site coverage calculations.

(c) BCI 1 5/2010

Issue : Projection of cover to existing elevated pedestrian way over street.

Decision : The committee, having noted that the proposed cover for the existing footbridge would benefit the general public and that there was support from the relevant government departments, accepted the proposed projection over street.

(d) BCI 2 5/2010

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.

(e) BCI 3 5/2010

Issue : Proposed A&A works for extension on 9/F of existing building approved under “Volume Regulation”.

Decision : Having noted that the PR would not exceed the permissible under the First Schedule, the committee agreed to the granting of modification to permit the existing domestic site coverage on the floors below to exceed the permissible under the B(P)Reg.

(f) BCI 4 5/2010

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

Decision : The committee noted neither the police nor the TD had confirmed the setbacks were essential. The committee also noted that no department had asked for the surrender of the setbacks at the present moment. The committee agreed that B(P)Reg 22(2) was not applicable to the case and that the proposed setbacks did not qualify for bonus.

(g) BCI 5 5/2010

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.

(h) BCI 6 5/2010

Issue : (i) Exclusion of architectural features from PR calculation.
(ii) Exclusion of covered area under architectural features from GFA calculation.
(iii) Exclusion of voids from GFA calculation.

Decision : (i) & (ii) Having considered the design, the committee did not agree to exempt the architectural feature and the areas underneath from GFA calculation.
(iii) Having considered the design, the committee did not agree to exempt the voids from GFA calculation.