

**Summary of Decisions of the Building Committee  
Building Committee I 29/2010 held on 27.7.2010**

(a) MAI 1 29/2010

- Issue : (i) Proposed surrender of setback for future public road in return for bonus PR and SC.
- (ii) Inclusion of lane into site area.
- (iii) Application for hotel concession.
- Decision : (i) Having noted that the proposed setback was required for future public road by the government, the committee agreed to the granting of bonus PR and SC in return for the surrender.
- (ii) The committee, having noted that the lane was not a required lane under the BO and that it would not be built over, agreed to the inclusion of the lane in site area in line with PNAP APP-73.
- (iii) The committee noted that the proposal was generally in compliance with the criteria set out in PNAP APP-40 and that there was no objection from relevant outside departments. Hence, the committee agreed to the granting of hotel concession under B(P)Reg 23A.

(b) BCI 1 29/2010

- Issue : Inclusion of the existing ROW into site area.
- Decision : The committee, having studied the plans and the advice of LandsD, noted that the ROW was used as a private street and the developer did not have full control on the strip of land in question. Having considered all relevant factors, the committee did not agree to the inclusion of the existing ROW into site area.

(c) BCI 2 29/2010

- Issue : (i) Exclusion of void over entrance foyer from GFA calculation.
- (ii) Balcony connected with the flat roof.
- (iii) Non-provision of a service lane.
- Decision : (i) The committee, having studied the design, agreed to the exclusion of the void from GFA calculation.
- (ii) The committee, having studied the plans, had no in-principle objection to the proposal and the AP's attention was drawn to BO s14(2) on the compliance with lease requirement.

- (iii) 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.

(d) BCI 3 29/2010

- Issue : (i) Disapproval of plan under BO s16(1)(g).
- (ii) Exclusion of the upper part of entrance lobby, covered recreational facilities, covered landscape garden and refuge floor cum sky garden from GFA calculation.
- Decision : (i) Having considered the previous ruling and all relevant factors, the committee agreed that BO s16(1)(g) was not applicable.
- (ii) The committee noted the concern raised by a department on the excessive building height of the proposed development. Having considered all relevant factors, the committee did not agree to the granting of GFA exemption.

(e) BCI 4 29/2010

- Issue : Exclusion of voids from GFA calculation.
- Decision : Having considered the design of the existing building, the committee agreed in-principle to the exclusion of the voids from GFA calculation.