

**Summary of Decisions of the Building Committee**  
**Building Committee I 2/2011 held on 11.1.2011**

(a) MAI 1 2/2011

Issue : Disapproval of plan under BO s16(1)(g).

Decision : The committee noted that the proposed development would result in a building differing in height from the buildings within the immediate neighbourhood. Having noted that there was no change in site circumstances and taking into account the advice of other related government department, the committee agreed to reaffirm its earlier decision that BO s16(1)(g) be invoked to disapprove the plans.

(b) MAI 2 2/2011

Issue : Formal appeal against BA's disapproval of plans under s16(1)(i) of the BO.

Decision : Having considered the further advice of a government department, the committee reaffirmed its previous decision to contest the appeal.

(c) MAI 3 2/2011

Issue : Application for hotel concession.

Decision : 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 in principle to the granting of hotel concession under B(P)Reg 23A.

(d) MAI 4 2/2011

Issue : Formal appeal against BA's disapproval of plans.

Decision : Having considered the case and the advice of other relevant outside departments, the committee agreed to contest the appeal.

(e) BCI 1 2/2011

Issue : Merging of residential units with green balconies resulting in excessive number/size of the same.

Decision : Noting the advice of relevant outside departments and that the proposal involved no enlargement of the existing green balconies, the committee agreed to the granting of modification under the BO to permit merging of residential units with green balconies. The committee also agreed that the AP should be reminded of the provision of s14(2) of the BO.

(f) BCI 2 2/2011

Issue : Exclusion of the void over the living room of the duplex unit from GFA calculation.

Decision : The committee, having studied the design, agreed to the exclusion of the void from GFA calculation.

(g) BCI 3 2/2011

Issue : (i) High headroom over entrance lobbies of office towers.  
(ii) Exclusion of covered driveway at G/F from GFA calculation.  
(iii) Exclusion of the following from GFA calculation :-  
(a) non-building area to be covered by building tower  
(b) filtration plant room for water features.

Decision : (i) The committee, having considered the design and nature of the common foyers, accepted the proposal.  
(ii) Having considered the circumstances, the committee agreed in principle to the exclusion of covered driveway from GFA calculation.  
(iii) The committee, having noted that the non-building area would be built over, which was not in line with the OZP, and that the filtration plant room for water features was not essential for the operation of the building, did not accept the proposal.