

**Summary of Decisions of the Building Committee
Building Committee I 27/2011 held on 5.7.2011**

(a) MAI 1 27/2011

Issue : Exclusion of public passage and area covered by the public passage from GFA calculation.

Decision : Having studied the plans and the advice from relevant outside departments, the committee agreed to grant modification to permit the exclusion of the public passage and the area underneath from GFA calculations subject to the covered planters attached to the public passage to be included in GFA calculation.

(b) MAI 2 27/2011

Issue : Formal appeal against disapproval of plans.

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

(c) BCI 1 27/2011

Issue : Footbridge projecting over street.

Decision : Having studied the proposal and comments from relevant departments, the committee agreed that it was premature to consider the proposed footbridge projecting over street.

(d) BCI 2 27/2011

Issue : Subway projecting under street.

Decision : Having studied the proposal and comments from relevant departments, the committee agreed that it was premature to consider the proposed subway under street.

(e) BCI 3 16/2011

Issue : (i) Proposed signboards projecting over streets.

(ii) Enclosed floor areas of proposed signboards on R/F to be included in GFA calculation.

Decision : (i) The committee, having noted that the proposed signboards complied with the requirements set out in PNAP APP-126, agreed to the granting of exemption for the signboards to

project over streets.

- (ii) The committee, having studied the design of the proposal, agreed that the enclosed floor areas of proposed signboards on R/F should be included in GFA calculation.

(f) BCI 4 27/2011

Issue : Application for excessive non-domestic site coverage in accordance with PNAP APP-132.

Decision : Noting that the proposal was in compliance with the criteria set out in PNAP APP-132, the committee agreed to the granting of modification to permit excessive site coverage.

(g) BCI 5 27/2011

Issue : (i) Application for hotel concession for A&A proposal.
(ii) Application for modification to permit the existing site coverage to exceed the permissible limit under the First Schedule of B(P)Rs.

Decision : (i) The committee, having studied the layout and noted the excessive nos. of office units in the proposed hotel, did not agree to the granting of hotel concession under B(P)Reg 23A.

- (ii) Having taken into account the fact that the proposed works did not constitute any changes in the existing PR and SC, the committee, agreed to grant modification to permit the existing site coverage to exceed the permissible limit under the First Schedule of B(P)Rs.

(h) BCI 6 27/2011

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

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

(i) BCI 7 26/2011

- Issue : (i) Application for hotel concession.
- (ii) Exclusion of covered area adjacent to gym area from gross floor area calculation.
- (iii) Exclusion of canopies on 2/F and 3/F be excluded from site coverage and gross floor area calculations.
- (iv) Whether the requirement for the overall cap on GFA calculation and BEAM Plus certification stated in PNAP App-151 be applicable to the hotel.

- 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 subject to no adverse comments from relevant departments.
- (ii) The committee, having studied the design of the proposed covered area, agreed that modification be NOT granted.
- (v) The committee, having studied the design of the proposed canopies, agreed that modification be NOT granted.
- (vi) Having considered the nature of the plant rooms proposed in the hotel, members were of the view that requirements for overall cap and BEAM Plus certification stated in PNAP APP-151 were applicable to this hotel project.

(j) BCI 8 27/2011

Issue : Exclusion of void from GFA calculation.

Decision : Having studied the design and noted that the void over previous auditorium would be inaccessible after completion of A&A works, the committee agreed to grant modification to permit exclusion of the void from GFA calculation.

(k) BCI 9 2/2011

- Issue : (i) Exclusion of rainwater harvesting system from GFA calculation.
- (ii) Exclusion of the filtration plant rooms for water features from GFA calculation.

Decision : (i) Having considered the design and function of the system, the committee agreed to the granting of modification for the exclusion of rainwater harvesting system from GFA calculation.

- (ii) The committee, having noted that the filtration plant rooms for water features were not essential for the operation of the building, did not accept the exclusion of such area from GFA calculation.