

**Summary of Decisions of the Building Committee
Building Committee I 39/2011 held on 27.9.2011**

(a) MAI 1 39/2011

Issue : Exclusion of the following from GFA calculation :-

- (i) covered pick-up/drop-off areas
- (ii) void over entrance lobby
- (iii) architectural features

Decision : (i) Having studied the design, the committee agreed to the exclusion of areas from GFA calculation.

(ii) The committee, having studied the design, agreed to the exclusion of the void from GFA calculation.

(iii) Having studied the design, the committee did not accept the proposal in the absence of information.

(b) BCI 1 39/2011

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. Hence, the committee agreed in-principle to the granting of hotel concession under B(P)R 23A.

(c) BCI 2 39/2011

Issue : SC calculation for covered areas below mean street level.

Decision : The committee, having noted the subject matter involved SC calculation under the OZP, and the different requirements under the BO and the OZP, agreed that the covered areas below mean street level were SC accountable under the BO.

(d) BCI 3 39/2011

Issue : Projections covering the main facades of existing commercial buildings.

Decision : Noting that the features were not excessive in size, there was no significant impact on the existing building bulk in line with PNAP APP-19, and no objection from relevant outside departments, the committee agreed to exclude the projections from PR and SC calculations.

(e) BCI 4 39/2011

Issue : Exclusion of voids over entrance foyers from GFA calculation.

Decision : The committee, having studied the design and noted that the proposal was in compliance with the criteria set out in PNAP APP-2, agreed to the exclusion of the voids from GFA calculation.

(f) BCI 5 39/2011

Issue : Formal appeal against disapproval of plans.

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

(g) BCI 6 39/2011

Issue : Exclusion of covered flat roofs and the voids above from GFA calculation.

Decision : The committee noted the proposal was generally in line with the approved planning scheme and agreed in principle to the exclusion of the covered flat roofs and the voids above from GFA calculation.