

**Summary of Decisions of the Building Committee
Building Committee I 49/2011 held on 6.12.2011**

(a) MAI 1 49/2011

Issue : Issue of Occupation Permit prior to the execution of Agreement to Surrender.

Decision : The committee noted that the grantee was bound by the lease conditions and an Agreement to Surrender was no longer required in the circumstances. The committee agreed that an Agreement to Surrender was not required prior to the issue of Occupation Permit. The committee also agreed that the AP should be reminded of the provision of BO s14(2) regarding compliance with the lease conditions.

(b) MAI 2 49/2011

Issue : (i) Proposed noise barriers / glass canopy projecting over private street.

(ii) Exclusion of covered accesses to/from entrance lift lobbies of residential towers, planters, flat roofs, run-in/out and footpath of private street from GFA calculation.

Decision : (i) & (ii) The committee noted that the proposal was in line with the approved planning scheme and that there was no objection from relevant outside departments. The committee agreed to permit projection over street under BO s31(1), and to disregard the covered footpath from GFA calculation. The committee also agreed to exclude the covered landscaped areas from GFA calculation under B(P)R 23(3)(a) but subject to the 5% cap while the covered accesses to/from entrance lift lobbies of residential towers should be accountable for GFA calculation.

(c) BCI 1 49/2011

Issue : Footbridge projecting over street.

Decision : The committee noted that the proposed footbridge was in line with the lease and planning requirements, and that there was no objection from relevant outside departments. The committee had no objection under BO s31(1) and noted the proposal of footbridge projecting over street.

(d) BCI 2 49/2011

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 agreed to the granting of hotel concession under B(P)R 23A. The committee also agreed that the AP should be reminded of the provision of BO s14(2) regarding compliance with the lease conditions.

(e) BCI 3 49/2011

Issue : Proposed open swimming pool on a site not provided with an access from a street.

Decision : The committee noted that the site was accessible from an existing access road, and there was no objection from relevant outside departments. The committee had no objection to the proposal under B(P)R 5.

(f) BCI 4 49/2011

Issue : Exclusion of shelter for a air quality monitoring station at the roof of an existing building from GFA calculation.

Decision : The committee noted that the proposed shelter was a temporary re-provisioning of the existing one for the monitoring of air quality of the local district. Noting that there was no objection from other relevant government departments, the committee agreed to the exclusion of the shelter from GFA calculation.

(g) BCI 5 49/2011

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 there was no objection from relevant outside departments. Hence, the committee agreed to the granting of hotel concession under B(P)R 23A and that the AP should be reminded of the provision of BO s14(2) regarding compliance with the lease conditions.

(h) BCI 6 49/2011

Issue : Proposed redevelopment with the plot ratio of the existing building.

Decision : The committee noted the advice of a relevant outside department on the planning control and that the AP's proposed maximum plot ratio of the new development was not acceptable.