

**Summary of Decisions of the Building Committee
Building Committee I 19/2012 held on 22.5.2012**

(a) MAI 1 19/2012

Issue : Exclusion of retained structural frame from GFA calculation.

Decision : Having studied the plans and the information provided by the AP, the committee did not agree to exclude the additional structural frame and the retained staircase from GFA calculation in the absence of sufficient justifications.

(b) MAI 2 19/2012

Issue : Proposed development on a site not provided with an access from a street.

Decision : Noting that the site was accessible from a local footpath, the proposal was generally in line with the Layout Plan, and there was no objection from relevant outside departments, the committee had no objection to the proposal under B(P)R 5 and agreed to the proposed development intensity under B(P)R 19(3). The committee also agreed that the AP should be reminded of the provision of BO s14(2) regarding compliance with the lease conditions.

(c) MAI 3 19/2012

Issue : Exclusion of A/C platforms from GFA and site coverage calculations.

Decision : Having considered the design and AP's justifications, the committee agreed to exclude the A/C platforms from GFA and site coverage calculations. The committee also agreed that the AP should be reminded of the provision of BO s14(2) regarding compliance with the lease conditions.

(d) MAI 4 19/2012

Issue : Proposed development on a site not abutting on a street of not less than 4.5m.

Decision : Noting that the proposal was generally in line with the Layout Plan, and there was no objection from relevant outside departments, the committee agreed to the proposed development intensity under B(P)R 19(3). 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 1 19/2012

Issue : Application for hotel concession.

Decision : Noting that the proposal was generally in compliance with the criteria set out in PNAP APP-40, the committee agreed in-principle to the granting of hotel concession under B(P)R 23A.

(f) BCI 2 19/2012

Issue : (i) Application for excessive non-domestic site coverage under PNAP APP-132.

(ii) Exclusion of voids over entrance hall and lift lobby from GFA calculation for a proposed office building.

Decision : (i) 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.

(ii) Having noted the voids were genuine design features and the proposal was in line with the requirements set out in PNAP APP-2 and APP-151, the committee agreed to the granting of modification to exclude the void from GFA calculation.

(g) BCI 3 19/2012

Issue : Proposed footbridge connection projecting over street.

Decision : Noting that the proposal was accepted by ACABAS and there was no objection from relevant outside departments, the committee accepted the proposed footbridge connection to project over street.

(h) BCI 4 19/2012

Issue : Application for hotel concession.

Decision : Noting that the proposal was generally in compliance with the criteria set out in PNAP APP-40, the committee agreed in-principle to the granting of hotel concession under B(P)R 23A.