

**Summary of Decisions of the Building Committee
Building Committee I 2/2013 held on 15.1.2013**

(a) Matters arising from BCI 3 50/2012

Issue : Proposed refuge floor cum communal podium garden.

Decision : The committee noted the case officer's report that the proposed refuge floor cum communal podium garden was not acceptable after discussion with the BA.

(b) MAI 1 2/2013

Issue : (i) Inclusion of lane in site area.
(ii) Domestic building within 1.5m of the rear boundary.
(iii) Application for hotel concession.

Decision : (i) Having studied the proposal, the committee did not agree to the inclusion of the set back rear lane in site area.
(ii) Having considered the design of the hotel building, the committee accepted the building be within 1.5m of the rear boundary.
(iii) Noting that the proposal generally complied with the criteria set out in PNAP APP-40, and there was no objection from relevant outside departments, the committee agreed to the granting of hotel concession under B(P)R 23A subject to revised design for proposed BOH facilities.

(c) BCI 1 2/2013

Issue : Application for hotel concession.

Decision : Noting that the proposal generally complied with the criteria set out in PNAP APP-40, and there was no objection from relevant outside departments, the committee agreed to the granting of hotel concession under B(P)R 23A subject to revised design for proposed supporting facilities.

(d) BCI 2 2/2013

Issue : Non-provision of service lane.

Decision : The committee noted that there was no existing lane in the vicinity and a lane pattern would unlikely be created in future. Having considered the existing layout of the sites in the vicinity, the committee accepted the non-provision of service lane.

(e) BCI 3 2/2013

Issue : Exclusion of covered landscape area on G/F from GFA calculation.

Decision : Having studied the design, the committee considered that the covered landscaped areas did not comply with the acceptance criteria under PNAP APP-42 and PNAP APP-104 and did not agree to exclude the covered landscape areas from GFA calculation.

(f) BCI 4 2/2013

Issue : Exclusion of covered pedestrian walkway from GFA calculation.

Decision : Having studied the proposal, the committee raised no in-principle objection to the exclusion of the covered pedestrian walkway required under lease from GFA calculation subject to revised design and no objection from related departments.

(g) BCI 5 2/2013

Issue : Application for hotel concession.

Decision : Noting that the proposal generally complied with the criteria set out in PNAP APP-40, and there was no objection from relevant outside departments, the committee agreed to the granting of hotel concession under B(P)R 23A subject to revised design for proposed BOH facilities.