

**Summary of Decisions of the Building Committee
Building Committee I 28/2013 held on 16.7.2013**

(a) MAI 1 28/2013

Issue : Exclusion of roof areas enclosed by roof feature walls from GFA calculation.

Decision : Having studied the proposed design, the committee agreed to exclude roof areas enclosed by the proposed roof feature walls from GFA calculation.

(b) MAI 2 28/2013

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.

(c) MAI 3 28/2013

Issue : Proposed dedication of setback area for public passage in return for bonus plot ratio and site coverage.

Decision : Having regard to the circumstances of the case, the committee had no in-principle objection to the granting of bonus plot ratio and site coverage in return for the proposed dedication subject to no adverse comments from the concerned outside department.

(d) BCI 1 28/2013

Issue : Validity period of modification / exemption.

Decision : Having considered the AP's justifications and the genuine technical difficulty in obtaining the consent for the commencement of the relevant building works before the expiry of the two-year time limit, the committee agreed to extend the validity period.

(e) BCI 2 28/2013

Issue : Measurement of continuous projected façade length (Lp).

Decision : Noting that the relevant criteria under PNAP APP-152 were not complied with, the committee did not agree to the proposed measurement of Lp.

(f) BCI 3 28/2013

Issues : (i) Proposed development on a site not provided with an access from a street.

(ii) Development intensity for a site not abutting a specified street.

Decision : Noting that the proposal was generally in line with the approved planning schemes, the committee had no in-principle objection to the proposal under B(P)R 5 and agreed to the proposed development intensity under B(P)R 19(3).

(g) BCI 4 28/2013

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.

(h) BCI 5 28/2013

Issue : Exclusion of rainwater recycling plant room from GFA calculation.

Decision : Having considered the design and the function of the proposed rainwater recycling system, the committee agreed to exclude the plant room from GFA calculation.

(i) BCI 6 28/2013

Issue : Formal appeal against the decision of the Building Authority.

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

(j) BCI 7 28/2013

Issue : Intended material change in use from office to guesthouse.

Decision : Noting that the intended material change in use was in contravention of the BO, and in the absence of information and substantiation for the guesthouse use, the committee agreed that intended material change in use be prohibited.

(k) BCI 8 28/2013

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

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

(l) BCI 9 28/2013

Issue : Proposed surrender of setback area for road widening in return for bonus plot ratio and site coverage.

Decision : Noting that there was no objection from relevant outside departments, the committee agreed to grant bonus plot ratio and site coverage in return for the proposed surrender.

(m) BCI 10 28/2013

Issue : Inclusion of proposed public access in site area.

Decision : Noting that the proposed public access was not required under the BO for a development on the subject site, and that it would not be built over, upon or under, the committee had no in-principle objection to the inclusion of the proposed public access in site area.