

**Summary of Decisions of the Building Committee
Building Committee I 49/2013 held on 10.12.2013**

(a) MAI 1 49/2013

Issue : Non-compliance with the building separation requirements on separating distances and permeability.

Decision : Having regard to the site circumstances and the advice of the relevant department, the committee had no in-principle objection to the proposal for compliance with the building separation requirements on the separating distances and permeability.

(b) MAI 2 49/2013

Issue : Application for flexible application of site coverage under PNAP APP-132.

Decision : Noting that the proposal generally met the criteria set out in PNAP APP-132, the committee agreed to grant a modification to permit the flexible application of site coverage.

(c) MAI 3 49/2013

Issue : Exclusion of vertical greenery from GFA and SC calculations.

Decision : Having studied the design, the committee agreed to exclude the vertical greenery from GFA and SC calculations subject to further justifications.

(d) BCI 1 49/2013

Issue : Non-provision of service lane.

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

(e) BCI 2 49/2013

Issue : Conversion of an existing building which is within 1.5m of the rear boundary of the site to a hotel.

Decision : Having regard to the site circumstances and layout of the existing building, the committee had no objection to the proposal under B(P)R 25(2).

(f) BCI 3 49/2013

Issue : Exclusion of rainwater and grey water recycling plant rooms from GFA calculations.

Decision : Having considered the design and the function of the proposed rainwater recycling system and grey water recycling system, the committee agreed to exclude the plant rooms from GFA calculations.

(g) BCI 4 49/2013

Issue : Application for hotel concession.

Decision : Noting that the proposal generally met the criteria set out in PNAP APP-40, the committee agreed to the granting of hotel concession under B(P)R 23A subject to no adverse comments from the concerned department and further substantiations.

(h) BCI 5 49/2013

Issues : (i) GFA and SC calculations for a special curtain wall design.
(ii) Exclusion of rainwater recycling plant rooms from GFA calculations.
(iii) Exclusion of condensate water recycling plant room from GFA calculations.
(iv) Exclusion of vertical greenery from GFA and SC calculations.
(v) Exclusion of a void over a communal podium garden from GFA calculations.

Decisions : (i) Having studied the proposal, the committee had no objection to the proposed method of calculating the GFA and SC.
(ii) Having considered the design and the function of the proposed rainwater recycling system, the committee agreed to exclude the plant rooms from GFA calculations.
(iii) Having considered the design and the function of the proposed condensate water recycling system, the committee agreed to exclude the plant room from GFA calculations subject to no adverse comments from the concerned departments.
(iv) Having studied the design, the committee agreed to exclude the vertical greenery from GFA and SC calculations subject to further justifications.
(v) Having studied the design, the committee had no in-principle objection to exclude the void from GFA calculations subject to further justifications.

(i) BCI 6 49/2013

Issue : Exclusion of vertical greenery from GFA and SC calculations.

Decision : Having studied the design, the committee agreed to exclude the vertical greenery from GFA and SC calculations subject to no objection from the concerned department.

(j) BCI 7 49/2013

Issue : Validity period of modification / exemption.

Decision : Having considered the AP's justifications and the genuine technical difficulties 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.

(k) BCI 8 49/2013

Issue : Exclusion of vertical greenery from GFA and SC calculations.

Decision : Having studied the design, the committee agreed to exclude the vertical greenery from GFA and SC calculations subject to no objection from the concerned departments.

(l) BCI 9 49/2013

Issues : (i) Application for hotel concession.
(ii) Conversion of an existing building erected within 1.5m of the rear boundary of the site to a hotel.

Decisions : (i) Noting that the proposal generally met the criteria set out in PNAP APP-40, and there was no objection from the concerned departments, the committee agreed to the granting of hotel concession under B(P)R 23A.

(ii) Having regard to the site circumstances and layout of the existing building, the committee had no objection to the proposal under B(P)R 25(2).