

**Summary of Decisions of the Building Committee
Building Committee I 18/2014 held on 7.5.2014**

(a) MAI 1 18/2014

Issue : Validity period of modification / exemption.

Decision : Having considered the AP's justifications and the progress of site works, the committee agreed to further extend the validity period.

(b) MAI 2 18/2014

Issue : Exclusion of carparking spaces from GFA calculations.

Decision : Noting that the proposal was not substantiated with sufficient justifications, the committee did not agree to grant 100% GFA concession to the proposed aboveground car park.

(c) BCI 1 18/2014

Issue : Exclusion of owners' corporation office from GFA calculations.

Decision : Having regard to the size and location of the proposed owners' corporation office, the committee agreed to exclude the owners' corporation office from GFA calculations.

(d) BCI 2 18/2014

Issue : Application for hotel concession.

Decision : Having regard to the comments of the concerned department, the committee considered that the proposal did not meet the criteria set out in PNAP APP-40 and did not agree to grant hotel concession under B(P)R 23A.

(e) BCI 3 18/2014

- Issues :
- (i) Exclusion of plant rooms for environmentally friendly systems from GFA calculations.
 - (ii) High headroom on G/F and 1/F of an office building.
 - (iii) Assessment of building separation requirement and site coverage of greenery.

- Decisions : (i) Having considered the design and the function of the proposed systems, the committee agreed to exclude the plant rooms for the proposed rainwater recycling system, grey water recycling system and PV panels system from GFA calculations subject to no adverse comments from the concerned departments on the grey water recycling system and further substantiations on the PV panels system. The committee considered that further substantiations for the proposed bio-diesel tri-generation system were required for further consideration.
- (ii) Having considered the nature and scale of the development and noting the uses to be accommodated on the concerned floors, the committee had no objection to the proposed headroom.
- (iii) Noting that the proposal was not in line with the relevant criteria under PNAP APP-152, the committee did not accept the proposed assessment.

(f) BCI 4 18/2014

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.

(g) BCI 5 18/2014

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

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