

**Summary of Decisions of the Building Committee
Building Committee I 23/2014 held on 10.6.2014**

(a) MAI 1 23/2014

Issue : Exclusion of aboveground carpark and loading and unloading areas from GFA calculations.

Decision : Having regard to the site constraints and technical infeasible to construct an underground carpark, the committee agreed to grant 100% GFA concession for the aboveground carpark and loading and unloading areas.

(b) MAI 2 23/2014

Issue : Proposed A&A works in a dedicated area.

Decision : Noting that the proposed access for persons with a disability was not acceptable, the committee considered that the proposal was not acceptable.

(c) MAI 3 23/2014

Issues : (i) Proposed private street for site classification purpose.
(ii) Application for hotel concessions.
(iii) Exclusion of vertical greenery from GFA and SC calculations.
(iv) Exclusion of sunshades from GFA and site coverage calculations.
(v) Exclusion of voids above areas covered by an overhanging feature from GFA calculations.
(vi) Exclusion of voids over an entrance lobby and indoor swimming pool in a hotel from GFA calculations.
(vii) Areas of high headroom in a hotel.

Decisions : (i) Having studied the proposal, the committee had no in-principle objection to regard the proposed private street as a specified street for the purpose of site classification subject to further substantiation.
(ii) 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 concessions under B(P)R 23A subject to revised design and further substantiations.

- (iii) Having studied the design, the committee agreed to exclude the vertical greenery from GFA and SC calculations subject to further substantiation on the access for maintenance.
- (iv) Having regard to the design of the sunshades and the reduction in the OTTV of the building that could be achieved, the committee did not agree to exclude the sunshades from GFA and site coverage calculations.
- (v) Having studied the proposal, the committee agreed to exclude the voids from GFA calculations.
- (vi) Having regard to the design and functional use of the concerned areas, the committee agreed to exempt the voids from GFA calculations.
- (vii) Having regard to the design and functional use of the concerned areas, the committee had no objection to the headroom of a ballroom and a presidential suite but did not accept excessive headroom of the remaining areas.

(d) BCI 1 23/2014

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| Issues | : | <ul style="list-style-type: none"> (i) Proposed means of access to a site. (ii) Development intensities and building height for a site not abutting a specified street of not less than 4.5m wide. |
| Decision | : | <ul style="list-style-type: none"> (i) Noting that the site was accessible from an existing right-of-way which was properly formed and paved, the committee had no objection to the proposal under B(P)R 5. (ii) The committee considered that further substantiations on the proposed development intensities were required and agreed that it was premature to consider the proposal under B(P)R 19(3). |