

**Summary of Decisions of the Building Committee
Building Committee I 28/2014 held on 15.7.2014**

(a) MAI 1 28/2014

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 28/2014

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

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

(c) BCI 1 28/2014

Issue : Proposed private street for site classification purpose.

Decision : 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 substantiations.

(d) BCI 2 28/2014

Issues : (i) Exclusion of roof area enclosed by roof feature walls from GFA calculations.

(ii) Exclusion of sky garden cum refuge floor from GFA calculations.

Decisions : (i) Having considered that the roof feature walls were genuine design features and that there was no objection from relevant departments, the committee had no objection to exclude the roof area enclosed by the roof feature walls from GFA calculations.

(ii) Noting that the proposal generally met the relevant acceptance criteria under JPN 2 and PNAP APP-122, the committee agreed to exclude the proposed sky garden cum refuge floor provided under FS Code Clause B8.2 from GFA calculations while the horizontal areas of staircases, lift shafts and vertical ducts on the proposed sky garden cum refuge floor should be accountable for GFA.

(e) BCI 3 28/2014

- Issues : (i) Exclusion of vertical greenery from GFA and SC calculations.
- (ii) Non-provision of service lane.
- Decisions : (i) Having studied the design, the committee agreed to exclude the vertical greenery from GFA and SC calculations.
- (ii) 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.

(f) BCI 4 28/2014

- Issues : (i) Application for hotel concession.
- (ii) Rectangular horizontal planes of prescribed windows projecting onto an area to be re-delivered to the Government.
- (iii) Exclusion of vertical greenery from GFA and SC calculations.
- 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 subject to revised design.
- (ii) Having regard to the future use of the relevant area and the advice of the concerned department, the committee accepted the proposal subject to further substantiation.
- (iii) Having studied the design, the committee agreed to exclude the vertical greenery from GFA and SC calculations subject to revised design.

(g) BCI 5 28/2014

- Issues : (i) Exclusion of vertical greenery from GFA and SC calculations.
- (ii) Exclusion of rainwater recycling plant room from GFA calculations.
- (iii) Exclusion of covered picking up and setting down areas on G/F from GFA calculations.
- Decisions : (i) Having studied the design, the committee agreed to exclude the vertical greenery from GFA and SC calculations.
- (ii) Having considered the design and the function of the proposed rainwater recycling system, the committee agreed to exclude the plant room from GFA calculations.

- (iii) Having studied the proposal, the committee agreed to exclude the covered picking up and setting down areas on G/F from GFA calculations subject to revised design.