

Summary of Decisions of the Building Committee
Building Committee I 51/2014 held on 23.12.2014

(a) MAI 1 51/2014

Issue : Validity period of modification / exemption.

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

(b) MAI 2 51/2014

Issue : Application for hotel concession.

Decision : Noting that the proposal generally met the criteria set out in PNAP APP-40 and that there was no objection from concerned departments, the committee had no in-principle objection to the granting of hotel concession under B(P)R 23A subject to revised demarcation of the hotel area.

(c) MAI 3 51/2014

Issues : (i) Application for hotel concession.
(ii) Exclusion of covered areas for public passage from GFA calculations.
(iii) Computation of GFA for an innovative facade design.
(iv) Non-compliance with the building separation requirements on continuous projected facade length and separating distance.
(v) Assessment of site coverage of greenery.

Decisions : (i) Noting that the proposal generally met the criteria set out in PNAP APP-40 and that there was no objection from concerned departments, the committee had no objection to the granting of hotel concession under B(P)R 23A.
(ii) Having studied the proposal and noting that there was no objection from relevant departments, the committee had no objection to exclude the covered areas for public passage required under lease from GFA calculations.
(iii) Having studied the proposal, the committee had no objection to the proposed GFA computation method.
(iv) Noting that the non-compliance was mainly attributed to the existing building completed before the implementation of the SBD guidelines and the special functional requirement in

building length for the whole site, the committee agreed in-principle to the proposal subject to revised design.

- (v) Having considered the AP's justifications and the circumstances of the case, the committee accepted the proposed assessment.

(d) BCI 1 51/2014

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

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