

**Summary of Decisions of the Building Committee  
Building Committee I 6/2015 held on 10.2.2015**

(a) MAI 1 6/2015

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.

(b) MAI 2 6/2015

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.

(c) MAI 3 6/2015

Issue : Exclusion of void over a sky garden cum refuge floor from GFA calculations.

Decision : Having studied the design and merits of the proposal, the committee had no objection to exclude the void from GFA calculations subject to further substantiation.

(d) MAI 4 6/2015

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 further substantiation.

(e) MAI 5 6/2015

- Issues :
- (i) Flexible application of site coverage.
  - (ii) Non-compliance with the building separation requirements for flexible application of site coverage.
  - (iii) Application for hotel concession.

- (iv) Exclusion of void over a banquet hall in a hotel from GFA calculations.
  - (v) Non-provision of service lane.
- Decisions :
- (i) Having regard to the special circumstances of the case and noting that the proposal was generally in line with the spirit of PNAP APP-132, the committee agreed to grant a modification to permit the flexible application of site coverage.
  - (ii) Having regard to the special circumstances of the case, the committee accepted the non-compliance with the building separation requirements for the purpose of granting modification of site coverage in line with the spirit of PNAP APP-132
  - (iii) 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 design and further substantiations.
  - (iv) Having regard to the design and functional use of the banquet hall, the committee agreed to exclude the void over the hall from GFA calculations.
  - (v) 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 1 6/2015

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

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

(g) BCI 2 6/2015

- Issues :
- (i) Exclusion of maintenance deck over a theatre from GFA calculations.
  - (ii) Exclusion of void over a function hall in a PPE from GFA calculations.
  - (iii) 10% cap on GFA concessions under PNAP APP-151.

- Decisions : (i) Noting that the maintenance deck for mounting and maintenance of theater equipment was an essential provision for the operation of the theatre, the committee agreed to exclude it from GFA calculations.
- (ii) Having regard to the design and functional use of the function hall, the committee agreed to exclude the void over the hall from GFA calculations.
- (iii) Having regard to the special design requirements and functional needs of the proposed building, and noting that the provision of plant rooms were commensurate with the functional needs, the committee had no objection to waive the 10% cap on GFA concessions under PNAP APP-151.