

**Summary of Decisions of the Building Committee**  
**Building Committee I 3/2016 held on 26.1.2016**

(a) MAI 1 3/2016

- Issues : (i) Hotel back-of-house facilities exceeding 5% of the hotel GFA to be disregarded from GFA calculations.
- (ii) Exclusion of covered area underneath an elevated driveway from GFA calculations.
- Decisions : (i) Having regard to the special circumstances of the case, the committee had no objection that the proposed hotel back-of-house facilities to be fully disregarded from GFA calculations.
- (ii) Having regard to the use of the covered areas and the relevant provisions under the lease, the committee had no objection to exclude the area from GFA calculations.

(b) BCI 1 3/2016

- Issue : Rearranged and additional carparking spaces in an existing building to be disregarded from GFA calculations.
- Decision : Having regard to the circumstances of the case, the committee agreed that the carparking spaces could be disregarded from GFA calculations.

(c) BCI 2 3/2016

- Issue : Flexible application of site coverage.
- Decision : The committee considered that the proposal was not in line with the spirit of PNAP APP-132 and did not agree to permit the flexible application of site coverage.

(d) BCI 3 3/2016

- Issues : (i) Areas to be surrendered to the Government to be utilised for the provision of prescribed windows, building separation assessment, site coverage of greenery and open space.
- (ii) Non-provision of service lane.

- Decisions : (i) Having regard to the circumstances of the case and the status of the concerned areas before the issue of an occupation permit, the committee had no objection to the proposed layouts of prescribed windows, building separation assessment and provision of open space. The committee also accepted the proposed site coverage of greenery subject to further substantiations.
- (ii) The committee noted that there was no existing lane in the vicinity and a lane pattern would unlikely be created in future. Having also considered the layout of the sites and buildings in the vicinity, the committee accepted the non-provision of service lane.