

**Summary of Decisions of the Building Committee
Building Committee I 8/2016 held on 8.3.2016**

(a) MAI 1 8/2016

Issue : Application for hotel concession.

Decision : Having considered the case circumstances and comments from other department, the committee agreed not to grant hotel concession under B(P)R 23A.

(b) MAI 2 8/2016

Issues : (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.

Decisions : (i) Noting that the site was accessible from an existing right-of-way which was properly paved, the committee had no objection to the proposal under B(P)R 5.
(ii) Having regard to the circumstances of the case, the committee had no objection to the proposed development intensities and building height under B(P)R 19(3).

(c) BCI 1 8/2016

Issue : Exclusion of rainwater harvesting and grey water recycling plant room from GFA calculations.

Decision : Having considered the design and the function of the proposed rainwater and grey water recycling systems, the committee agreed to exclude the relevant plant rooms from GFA calculations.

(d) BCI 2 8/2016

Issue : Exclusion of void over the entrance foyer from GFA calculations.

Decision : Noting that the criteria set out in Appendix A of PNAP APP-2 were generally met, the committee agreed to exclude the void from GFA calculations.

(e) BCI 3 8/2016

Issue : Exclusion of void over the entrance foyer from GFA calculations.

Decision : Noting that the criteria set out in Appendix A of PNAP APP-2 were generally met, the committee agreed to exclude the void from GFA calculations.

(f) BCI 4 8/2016

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 justifications.

(g) BCI 5 8/2016

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 justifications.

(h) BCI 6 8/2016

- Issues : (i) Rights of access to a landlocked site.
(ii) Non-provision of service lane.

- Decisions : (i) The committee noted that the provision of rights of access was only required under the lease for the adjoining landlocked site but not specifically required for any purpose under the BO. Hence, the committee had no in-principle objection to accept the area within lot for the said access to be included in site area subject to further justifications that the access is practically viable.
(ii) The committee noted that there was no existing lane in the vicinity and that a lane pattern would unlikely be created in future. Having considered the existing layout of the sites in the vicinity, the committee accepted the non-provision of service lane.