

Summary of Decisions of the Building Committee
Building Committee I 10/2016 held on 22.3.2016

(a) MAI 1 10/2016

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 10/2016

Issue : Application for hotel concession.

Decision : Noting that the proposal generally met the criteria set out in PNAP APP-40 and comments from other departments, the committee had no objection to the granting of hotel concession under B(P)R 23A.

(c) MAI 3 10/2016

Issues : (i) Application for hotel concession.

(ii) Footbridge projecting over a private lane.

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 regard to the circumstances of the case and the provisions of PNAP APP-38, the committee agreed to grant exemption under BO s31(1) to permit the proposed footbridge to project over a private lane within the site.

(d) BCI 1 10/2016

Issue : Exclusion of covered area from GFA calculations.

Decision : Having regard to the circumstances of the case, the committee agreed that it was pre-mature to consider the application under B(P)R 23(3)(a).

(e) BCI 2 10/2016

- Issues : (i) Application for hotel concession.
- (ii) Exclusion of rainwater recycling plant room from GFA calculations.
- (iii) Exclusion of A/C condensate water recycling plant room from GFA calculations.
- 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 considered the design and the function of the proposed rainwater recycling systems, the committee agreed to exclude the plant room from GFA calculations.
- (iii) Having considered the design and the function of the proposed A/C condensate water recycling systems, the committee had no objection in principle to exclude the plant room from GFA calculations subject to no adverse comment from other departments.

(f) BCI 3 10/2016

- Issue : Formal appeal against the decision of the Building Authority.
- Decision : Having reviewed the case, the committee agreed to contest the appeal.

(g) BCI 4 10/2016

- Issue : Compliance with the pre-requisites for granting GFA concessions under PNAP APP-151 and PNAP APP-152.
- Decision : Having regard to the circumstances of the case, the committee agreed in principle that the pre-requisites for granting GFA concessions under PNAP APP-151 and PNAP APP-152 were not applicable to the proposal subject to revised design.