

Summary of Decisions of the Building Committee
Building Committee I 12/2018 held on 8.5.2018

(a) MAI 1 12/2018

- Issues : (i) Excessive storey height on various floors.
- (ii) Exclusion of rainwater recycling plant rooms from GFA calculation.
- (iii) Exclusion of flat roof enclosed by architectural feature from GFA calculation.
- (iv) Exclusion of architectural feature from GFA calculation.
- (v) Exclusion of roof and upper roof enclosed by architectural features from GFA calculation.
- (vi) Exclusion of architectural features with sunshades from GFA calculation.

Decision : The committee, having considered the design, function and operational needs of the building, accepted in principle the proposed headroom on various floors and the exclusion of the proposed rainwater recycling plant rooms, the architectural features and the areas enclosed by architectural features from GFA calculation, subject to AP's further justifications.

(b) MAI 2 12/2018

- Issues : (i) Existing private lane to be included in site area.
- (ii) Application for hotel concession.

Decisions : (i) Having regard to the circumstances of the case, the committee had no objection to the inclusion of the private lane in site area.

(ii) Noting that the proposal generally met the criteria set out in PNAP APP-40, the committee had no objection in principle to grant hotel concession under B(P)R 23A subject to no adverse comment from other relevant departments.

(c) BCI 1 12/2018

Issues : Proposed private street for site classification purpose.

Decision : Having studied the proposal, the committee did not accept the proposed private pedestrian passageway as a specified street for the purpose of site classification.

(d) BCI 2 12/2018

Issues : Exclusion of rainwater recycling plant rooms from GFA calculation.

Decision : Having considered the design and the function of the proposed rainwater recycling system, the committee had no objection to exclude the relevant plant rooms from GFA calculation.

(e) BCI 3 12/2018

Issues : Formal appeal against the decision of the Building Authority.

Decision : Having reviewed the case, the committee agreed to contest the appeal.