

Summary of Decisions of the Building Committee
Building Committee I 3/2019 held on 22.1.2019

(a) MAI 1 3/2019

- Issues : (i) Rectangular horizontal planes of prescribed windows protruding beyond lot boundary over the adjoining public open space.
- (ii) Application for hotel concession.
- (iii) Exclusion of high headroom above driveway and lay-bys from GFA calculations.
- Decisions : (i) Noting that there would not be any planned development at the open space and the advice of relevant outside departments, the committee raised no in-principle objection to the proposed prescribed window provision subject to AP's further justification.
- (ii) Noting that the proposal generally met the criteria set out in PNAP APP-40 and comments from other departments, the committee had no objection in principle to the granting of hotel concession under B(P)R 23A subject to AP's further justifications and no adverse comment from relevant government department.
- (iii) Having considered the circumstances of the case, the committee did not agree to permit the exclusion of high headroom above the driveway and lay-bys from GFA calculations.

(b) MAI 2 3/2019

- Issues : (i) Proposed high headroom on various floors for a specialised building.
- (ii) Exclusion of rainwater recycling plant rooms from GFA calculations.
- (iii) Exclusion of communal podium garden from GFA calculations.
- (iv) Exclusion of covered metal loading/unloading platforms and adjacent handling areas from GFA calculations.
- (v) Exclusion of areas enclosed by roof features from GFA calculations.
- (vi) Exclusion of maintenance pipe/cable tunnels and maintenance chamber for seawater district cooling system from GFA calculations.

(vii) Private footbridge to be projecting over a public street.

Decisions : The committee, having considered the AP's justifications, the design, nature, use and management of the development, accepted in principle the proposed storey height at respective locations/areas under (i), exclusion of the areas under (ii) to (vi) from GFA calculations, and the proposed footbridge to be projecting over street under (vii) subject to AP's further justifications and no adverse comment from relevant government departments.

(c) MAI 3 3/2019

Issues : (i) Exclusion of the maintenance pipe/cable tunnels and the maintenance chamber for seawater district cooling system (SDCS) from GFA calculations.
(ii) The maintenance pipe/cable tunnels projecting under a public street.

Decisions : The committee, having considered the AP's justifications, the design, nature, use and management of the development, accepted in principle the exclusion of the maintenance pipe/cable tunnels and the maintenance chamber for SDCS from GFA calculations and the maintenance pipe/cable tunnels to be projecting under street subject to no adverse comment from relevant government department.

(d) BCI 1 3/2019

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 had no objection to exclude the relevant plant room from GFA calculations.

(e) BCI 2 3/2019

Issue : Exclusion of air-conditioning (AC) plant rooms from GFA calculations.

Decision : Having considered the AP's justifications and the design of the AC system, the committee agreed in principle to disregard such areas from GFA calculations subject to AP's further clarification.

(f) BCI 3 3/2019

Issue : Exclusion of water chambers and culverts for seawater district cooling system (SDCS) from GFA calculations.

Decision : The committee, having considered the AP's justifications, the design, nature, use and management of the development, accepted in principle to permit the exclusion of the water chambers and culverts for SDCS from GFA calculations.

(g) BCI 4 3/2019

Issue : Exclusion of void from GFA calculations.

Decision : Noting the design of the void generally met the criteria set out in Appendix A to PNAP APP-2 and no adverse comment from relevant departments, the committee agreed in principle to exclude the void from GFA calculations subject to AP's further clarification.