

Summary of Decisions of the Building Committee
Building Committee I 3/2020 held on 11.2.2020

(a) MAI 1 3/2020

- Issue : Execution of new lease conditions in lieu of the execution of an Agreement to Surrender for a site.
- Decision : Noting that the Government's relevant interest had been fully secured by the new lease conditions which had been executed and registered at the LR, the committee agreed that the execution of an Agreement to Surrender might not be a pre-requisite to the issue of occupation permit.

(b) BCI 1 3/2020

- Issue : Application for hotel concessions.
- Decision : Noting that the proposal generally met the criteria set out in PNAP APP-40 and no adverse comment from relevant departments, the committee had no objection to grant hotel concession under B(P)R 23A.

(c) BCI 2 3/2020

- Issue : Exclusion of high headroom and voids above covered landscaped and play areas from GFA calculations.
- Decision : Having studied the proposal, the committee had no objection to exclude the high headroom and void above covered landscaped and play areas from GFA calculation.

(d) BCI 3 3/2020

- Issues : (i) Building setback under alternative approach.
- (ii) Alternative approach for waiving low zone assessment.
- (iii) Application for hotel concessions.
- Decisions : (i) Having considered the circumstances of the site, the committee had no objection in-principle to accept the building setback under alternative approach.
- (ii) Having regard to the unique topographical characteristics of the site in respect of various levels of streets, surrounding pedestrian networks and the lease requirement, the Committee had no objection in principle to waive the building separation requirement at the low zone.
- (iii) Noting that the proposal generally met the criteria set out in PNAP APP-40 and no adverse comment from relevant departments, the committee had no objection to grant hotel

concession under B(P)R 23A.

(e) BCI 4 3/2020

Issue : Exclusion of voids in houses 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 to exclude the void from GFA calculations.