

**Summary of Decision of the Building Committee
Building Committee I 22/2024 held on 10.9.2024**

(a) MAI 1 22/2024

Issue : Surrender of land for street widening in return for bonus plot ratio and site coverage

Decision : Noting that there was no objection from concerned departments, the committee agreed to grant bonus plot ratio and site coverage in return for the proposed surrender of land.

(b) MAI 2 22/2024

Issue : Alternative design for waiving low zone assessment for building separation.

Decision : Noting that the alternative approach generally met the criteria set out in PNAP APP-152, the committee agreed to waive the building separation design requirement at the low zone.

(c) BCI 1 22/2024

Issue : Application for hotel concession.

Decision : 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.

(d) BCI 2 22/2024

Issue : Footbridge projecting over street.

Decision : Having regard to the circumstance of the case, the committee had no objection to permit the proposed footbridge to be built over street.

(e) BCI 3 22/2024

- Issue :
- (i) Determination of street under PNAP APP-152.
 - (ii) Excessive site coverage of the podium above 15m from mean street level
 - (iii) Exclusion of aboveground carparks and loading and unloading areas from GFA calculation.

- (iv) High headroom of communal sky gardens.
 - (v) Exclusion of covered Public Open Space from GFA calculation.
- Decision :
- (i) Having considered the site circumstances, the committee accepted the street for assessment of building separation and building setback requirements.
 - (ii) Noting that the proposal generally met the criteria set out in PNAP APP-101, the committee agreed to permit excessive site coverage of the podium above 15m from mean street level.
 - (iii) Having considered the site circumstances and AP's justifications, the committee agreed to grant 100% GFA concession for the aboveground carparks and loading and unloading areas.
 - (iv) Having considered the AP's justifications, the committee had no objection to accept the proposed high headroom.
 - (v) Having regard to the circumstances of the case, the committee agreed to exclude the covered Public Open Space from GFA calculation.

(f) BCI 4 22/2024

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

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