

Summary of Decisions of the Building Committee
Building Committee I 37/2004 held on 20.9.2004

(a) MAI 1 37/2004

Issue : Proposed change in use from shop, elderly care home, private club and office to hotel for a 24-storey commercial building.

Decision : The committee agreed that the proposal as shown on the submitted plans, complying with requirements set out in PNAP 111, qualified for hotel concessions under B(P)Reg 23A.

(b) MAI 2 37/2004

Issue : (i) Proposed glass feature wall incorporating glass fins in an existing building to be excluded from GFA for PR calculation.

(ii) Reduction of natural ventilation for the proposed offices on 4/F to 22/F.

Decision : (i) In an earlier meeting, BC accepted the proposed skin wall to an existing building subject to demonstration of energy saving and ventilation as well as fire safety performance. The committee accepted the AP's assessment report on energy saving and agreed to the exclusion of the proposed feature wall from GFA calculation for plot ratio calculation.

(ii) The committee ruled that the AP should submit further information on the ventilation performance. In this regard, the AP should compare the ventilation performance of the proposed scheme with a scheme with 1% openable window area provided in the conventional manner.

(c) BCI 1 37/2004

Issue : Proposed change in use from office to hotel for a 22-storey office block.

Decision : The committee agreed that the proposal did not qualify for hotel concession under B(P)Reg 23A in view of the adverse comments from Transport Department.