

Summary of Decisions of the Building Committee
Building Committee I 43/2004 held on 3.11.2004

(a) MAI 1 43/2004

Issue : Proposed change in use from office to hotel for a 27-storey commercial/office building.

Decision : The committee accepted the integrated A/C system which had been accepted in other projects. The committee required further information on the central hot water system for consideration. The committee also decided that BOH for the purpose of exclusion from GFA, should be clearly demarcated on the plans.

(b) BCI 1 43/2004

Issue : Proposed change in use from office to guesthouse for a 25-storey commercial building.

Decision : The committee rejected the proposed change in use in view of the adverse comment from Transport Department and non-compliance with the criteria set out in PNAP 111.

(c) BCI 2 43/2004

Issue : Proposed voids over the living areas of duplex units at 2/F for a low-rise residential development.

Decision : The committee accepted that the proposal was a hybrid development akin to a house development and resembled the Tai Po Kau case that accepted by the BAC. Taking into consideration the AP's justification, the committee accepted the proposal.

(d) BCI 3 43/2004

Issue : Proposed footbridge to be projected over the public pavement.

Decision : The committee noted that the proposed footbridge link would be open for public circulation and accepted that the proposal would be of mutual benefit to the public and the owners. The committee accepted the proposal subject to compliance with Transport Department and Highways Department's requirements.