

**Summary of Decisions of the Building Committee**  
**Building Committee I 47/2004 held on 30.11.2004**

(a) MAI 1 47/2004

Issue : Proposed full site coverage of podium to a height of 25.55m to match with the existing station box.

Decision : The committee requested the AP to provide further information for consideration.

(b) MAI 2 47/2004

Issue : Proposed A/C platforms at 2/F to 13/F for an existing building approved under “volume” calculations.

Decision : The committee noted that the building was approved as hotel under the volume calculation and that hotel concessions under B(P)Reg 23A had not been claimed. Having heard the argument put forward by the AP on the need to provide AC platforms on the external walls, the committee agreed to the proposed AC platforms by majority.

(c) MAI 3 47/2004

Issue : Proposed covered areas at UG/F landscape area to be excluded from GFA calculation.

Decision : Noting that the covered area did not fall within the features accepted under the JPN and PNAPs, the committee did not accept the proposal.

(d) BCI 1 47/2004

Issue : Proposed radio based station at the site abuts on a street of less than 4.5m wide.

Decision : Having considered the nature and the scale of the development, the committee accepted the proposal under B(P)Reg 19(2).

(e) BCI 2 47/2004

Issue : Proposed advertising signs projected over the pavement and carriageway.

Decision : The committee agreed to the granting of exemption under s31(1) of the BO subject to compliance with the requirements of PNAP 269 and no adverse comment from outside departments.

(f) BCI 3 47/2004

- Issue : Proposed 8-storey residential building without the provision of service lane.
- Decision : The committee noted that there was no existing lane pattern in the vicinity. The committee accepted the non-provision of a service lane after studied the site plan of the buildings in the vicinity.