

**Summary of Decisions of the Building Committee
Building Committee I 49/2004 held on 15.12.2004**

(a) MAI 1 49/2004

Issue : Proposed change in use from office to hotel for a commercial/office building with the provision of an integrated type of hot water systems.

Decision : The Chairman accepted the conventional centralized hot water system with a heat pump unit for rooms preferred by the AP in the lower zone. As to the proposed integrated hot water system, further authoritative information indicating the proposed system was a centralized hot water system should be submitted for further consideration.

(b) MAI 2 49/2004

Issue : Proposed setback of a commercial building in return for excessive site coverage in compliance with PNAP 280.

Decision : Noting that the proposal was in line with the requirements set out in PNAP 280, the committee accepted the proposal in terms of site coverage control.

(c) MAI 3 49/2004

Issue : Proposed surrender of land be accepted as a street for the purpose of natural lighting and ventilation.

Decision : The committee agreed B(P)Reg 31(1)(a) would apply to a window facing into a street. However, members noted that the strip of land in question was shown as landscape/seating out area in the enquiry plans, hence B(P)Reg 31(1)(b) was applicable in the circumstances.

(d) BCI 1 49/2004

Issue : Proposed change in use from restaurant into guesthouse for a floor.

Decision : Having noted that the proposed change in use was in compliance with the requirements set out in PNAP 111 and no objection from Transport Department, the committee accepted the proposal.

(e) BCI 2 49/2004

Issue : Proposed PPE and ancillary facilities to be located with other uses in the same commercial building.

Decision : The committee deferred a decision pending further information from the AP.

(f) BCI 3 49/2004

- Issue : Proposed voids at 1/F level over the reception room and living room to be exempted from GFA calculation for a single-family house.
- Decision : Having considered the size of the void, its design and the type of development, the committee accepted the proposal.

(g) BCI 4 49/2004

- Issue : Proposed change in use from office to hotel with the following modifications:
- (i) Hotel concession;
 - (ii) The non-provision of a service lane; and
 - (iii) unprotected openings at the rear external wall facing a slope.
- Decision :
- (i) The committee, having noted that the proposed change in use was generally in compliance with the requirement set out in PNAP 111 and that the layout had been approved by the Town Planning Board, agreed to the granting of hotel concession under B(P)Reg 23(A).
 - (ii) The committee, having considered the existing site situation, accepted the non-provision of a service lane.
 - (iii) The committee, having considered the status and the profile of the adjoining land, accepted the unprotected openings at the rear external wall.

(h) BCI 5 49/2004

- Issue :
- (a) Proposed single-family houses with the following areas to be excluded from GFA calculation: -
 - (i) clubhouse and in-door swimming pool;
 - (ii) the open-sided covered landscaped areas; and
 - (iii) the water heater rooms.
 - (b) Non-provision of a service lane.
- Decision :
- (a) The committee, having considered the design and disposition of the recreational facilities, the covered areas and the water heater rooms, did not agree to the exemption of such areas from GFA calculations.
 - (b) The committee, having noted the existing site situation, accepted the non-provision of a service lane.