

**Summary of Decisions of the Building Committee
Building Committee I 51/2004 held on 28.12.2004**

(a) MAI 1 51/2004

Issue : Proposed change in use from shop and office to guesthouse for a commercial building.

Decision : Having noted that the proposal was in compliance with the requirements set out under PNAP 111 and no objection from AC for T/U, the committee accepted the proposed change in use.

(b) BCI 1 51/2004

Issue : Exclusion of voids over the living/dining rooms in duplex units on the top floor from GFA calculation for a hotel and service apartment development.

Decision : Having considered the size, the headroom and the location of the voids, the committee accepted the proposal.

(c) BCI 2 51/2004

Issue : Proposed surrender for street widening in return for bonus PR & SC for a 29-storey office building.

Decision : Noting that the surrender was required by government and that there was no in-principle objection from the relevant government departments, the committee agreed to grant bonus PR & SC in return for the surrender.

(d) BCI 3 51/2004

Issue : Formal appeal against BA's decision to disapprove drainage plan under B(SSFPDW&L)Reg 40.

Decision : The committee noted that AP's appeal was against the BA's refusal to grant a modification of B(SSFPDW&L)Reg 40 to permit the discharge of foul water through the adjoining site. The committee also noted that the AP did not provide evidence to demonstrate the access for future maintenance and repair. Having considered all relevant issues, the committee endorsed the recommendation to contest the appeal.

(e) BCI 4 51/2004

Issue : Proposed voids over entrance foyers on LG/F and over living rooms on UG/F and exclusion of the filtration plant rooms from GFA calculation for a house-type development.

Decision : The committee agreed to grant a modification for the exclusion of the void over the entrance foyer after satisfying the void was genuine feature and abuse was unlikely. The committee also accepted the high headroom over the living rooms. As to the filtration plant room, the committee noted that each of the houses was provided with a filtration plant room of substantial size with a high headroom. The committee decided that the AP should provide further information to justify the need for such a size and headroom of a filtration plant room.