

**Summary of Decisions of the Building Committee**  
**Building Committee I 28/2005 held on 26.7.2005**

(a) Matters Arising from MAI 4 27/2005

Issue : PPE establishment located on top of the proposed 6-storey commercial building.

Decision : In addition to the conditions imposed by the last BC, BC further ruled that the acceptance of the PPE establishment was also subject to the production of a rescue plan to the satisfaction of EMSD.

(b) Matters Arising from BCI 7 27/2005

Issue : Proposed projection of signboard over a street.

Decision : The BA ruled that the signboard was a projecting signboard and it did not comply with the size requirement set out in PNAP 269. Hence the proposal would be rejected.

(c) Matters Arising from BCI 2 27/2005

Issue : Proposed office building with the following areas excluded from GFA calculation:

- (i) setback area on G/F
- (ii) void at 1/F in periphery of escalator lobby/foyer

Decision : Having considered the design, the committee agreed to exclude the set back area at G/F from GFA provided that the captioned setback area would only be used as planter area. The committee also agreed to exclude the voids on 1/F from GFA calculation by majority.

(d) BCI 1 28/2005

Issue : Proposed extension to existing single-storey drug rehabilitation centre which access via an existing footpath of less than 4.5m wide.

Decision : The committee noted that the proposed scheme had been approved by TPB. The committee also noted that proposal was for the provision of a kitchen and dining room. The committee having considered the relevant factors, accepted the proposed development intensity under B(P)Reg 19(2).

(e) BCI 2 28/2005

Issue : Exclusion of the proposed covered walkway/shelter from GFA calculation.

Decision : Having noted the covered walkway and shelter was for weather protection and in line with the spirit of PNAP 116, the committee accepted it to be excluded from GFA subject to reducing the size of the shelter to 2m wide.

(f) BCI 3 28/2005

Issue : Exclusion of voids over the living rooms of duplex units from GFA calculation.

Decision : The Building Authority after consulting LandsD & PlanD and taking into account the sizes of the flats, did not agree to the exclusion of the voids from GFA calculation.

(g) BCI 4 28/2005

Issue : Exclusion of the roof trellises and feature at roof from GFA calculation.

Decision : The committee agreed to the proposal subject to the roof designated as common area and the sizes of the supporting structural members kept to the minimum.

(h) BCI 5 28/2005

Issue : Proposed surrender for road widening for a 27-storey hotel in return for bonus PR and SC and claiming of hotel concession.

Decision : The committee, having noted that the surrender was required by the government, accepted the proposed surrender in return of bonus PR & SC. The committee refused to grant hotel concession taking into account of TD's comment on the non-provision of on-site parking facilities.