

**Summary of Decisions of the Building Committee  
Building Committee I 31/2005 held on 16.8.2005**

(a) BCI 1 31/2005

Issue : Projection of architectural feature with a width varying from 0.75m to 1.8m over street.

Decision : The committee noted that the architectural feature was proposed to seal up an external wall opening after the demolition of a footbridge. The committee also noted that similar feature was originally approved for the facade of the building and that the proposal was to match with the original design. The committee agreed to grant exemption for projection over street after noting the special circumstances of the case.

(b) BCI 2 31/2005

Issue : Proposed mono-rail structure for building maintenance projecting over street.

Decision : The committee did not accept the projection of the proposed system over street.

(c) BCI 3 31/2005

Issue : Conversion of an existing office building into hotel claiming hotel concession under B(P)Reg 23A.

Decision : Noting that the proposal did not have central AC nor adequate hotel supporting facilities and had no on-site transport facilities as required by PNAP 111, the committee agreed that B(P)Reg 23A was not applicable to the proposal and did not agree to grant the hotel concession.

(d) BCI 4 31/2005

Issue : Proposed podium with a height of 22m.

Decision : The committee noted that the roof of the podium had to match with the roof of existing public roads, such that a proper EVA could be provided for access of emergency vehicles to the domestic towers. The committee also noted that the proposal had been considered and accepted by the TPB. Subject to clarification of an issue raised by DPO, the committee raised no in-principle objection to the proposed podium height.

(e) BCI 5 31/2005

Issue : Prescribed windows of the residential flats protruding onto the adjoining land zoned “open space” on OZP.

Decision : The Chairman, having heard the diverged views of the members, agreed to allow the minor protrusion of the horizontal plane of the kitchen outside the lot boundary. For the remaining rooms, they should be redesigned such that the prescribed windows did not need to rely on the open space fronting the site as there was uncertainty in ensuring the area fronting the site to remain as open space without any obstruction.