

**Summary of Decisions of the Building Committee
Building Committee I 38/2005 held on 4.10.2005**

(a) MAI 1 38/2005

Issue : Hotel concession for a hotel with suite-type guestrooms.

Decision : The committee noted the revised layout and design of the guestrooms. Taking into account AP's justification on the room size and that the proposal was in compliance with the requirements as set out in PNAP 111, the committee agreed to grant the hotel concession.

(b) MAI 2 38/2005

Issue : Proposed lane widening by surrender for a commercial building in returns for bonus SC and PR.

Decision : The committee noted the proposed surrender would help create a future public lane and would be in public interest and agreed to the proposal subject to no objection from HyD.

(c) BCI 1 38/2005

Issue : Hotel concession for a hotel without the provision of on-site facilities.

Decision : The committee noted the proposal was generally in compliance with the requirements as set out in PNAP 111 except that the AP was required to clarify the layout and provision of some plant rooms. Members also noted that there was no objection from the relevant departments. Members hence agreed to grant the hotel concession subject to the revised plant room layout to CBS's satisfaction.

(d) BCI 2 38/2005

Issue : Exclusion of voids over the entrance foyer at G/F of a 3-storey single-family house.

Decision : Having considered the design, the committee accepted the proposal.

(e) BCI 3 38/2005

Issue : (i) Proposed covered podium garden with high headroom.

(ii) Exclusion of void over shop area from GFA calculation.

Decision : Having considered the design, the committee accepted the high headroom of the podium garden under the building footprint but having noted the void inside the G/F shop did not fall within a common area, did not agree to exclude the void from GFA calculation.

(f) BCI 4 38/2005

Issue : Proposed change in use from commercial premises to a church on 1/F.

Decision : The committee noted that the provision of MOE was inadequate, did not accept the proposal and agreed to prohibit the proposed change in use.

(g) BCI 5 38/2005

Issue : (i) Excessive site coverage of the podium above 15m in accordance with PNAP 280.

(ii) Exclusion of voids over living/dining rooms in duplex units from GFA calculation.

Decision : (i) The committee noted that the proposal fulfilled the requirements set out in PNAP 280 and accepted the proposal.

(ii) The committee noted that the void was genuine and provided with anti-abuse measures, accepted the proposal.