

**Summary of Decisions of the Building Committee
Building Committee I 40/2005 held on 18.10.2005**

(a) MAI 1 40/2005

Issue : Formal appeal against BA's decision to disapprove the building plan under Section 16(1)(h) of the B.O. and to require the carparking space and L/UL provision to count for GFA.

Decision : The committee agreed that the appeal be contested.

(b) MAI 2 40/2005

Issue : Claiming of hotel concession for a proposed hotel development without on-site parking facilities.

Exclusion of area proposed to dedicate for public passage from GFA calculation.

Decision : The committee noted that the proposed dedication arose from AP's proposal to provide a lay-by by deleting the public pavement. The committee also noted that the proposed dedication was in the form of an internal passage rather than a pavement widening. The committee agreed to invite the AP to explain on the rationale of the design concept and public benefit for his proposal.

(c) BCI 1 40/2005

Issue : Conversion of an existing office building into hotel built under volume calculation without on-site traffic provision.

Decision : The committee noted that the increase of GFA via internal alteration did not result in excessive PR under the B(P)Reg. Accepting that the proposal generally complied with the requirements set out in PNAP 111, the committee agreed to the granting of hotel concession.

(d) BCI 2 40/2005

Issue : Exclusion of voids over entrance lobby and atrium etc. from GFA calculation for an institution building.

Decision : Having studied the design and noting that there was no adverse comment from the relevant departments, the committee agreed to exempt the voids from GFA calculation.

(e) BCI 3 40/2005

Issue : Site classification for a site separated from streets by a slope and an intervening strip of government land.

Decision : Having studied the site plans and having noted the comments of the relevant government departments, the AP was required to provide site survey plan to show the actual deposition of the lot in relation to the adjoining street. The committee also instructed CBS to seek further advice from the relevant government departments.

(f) BCI 4 40/2005

Issue : Exclusion of voids over entrance hall from GFA calculation for a 2-storey school building.

Decision : The committee, having studied the design and noting that there was no adverse comment from the relevant departments, accepted the proposal.