

Summary of Decisions of the Building Committee
Building Committee I 48/2005 held on 14.12.2005

(a) BCI 1 48/2005

Issue : Proposed conversion of office building into hotel.

Decision : The committee noted that majority of the guestrooms was suite-type ones. Taking into account the type and size of the rooms, the committee was of the view that the proposal was akin to residential flats rather than a hotel. Hence, the committee did not grant hotel concession under B(P)Reg 23A.

(b) BCI 2 48/2005

Issue : Proposed change in use from office to hotel.

Decision : The committee did not accept 'centralized' hot water and AC systems on floor basis. Hence, the committee did not agree to grant the hotel concession under B(P)Reg 23A.

(c) BCI 3 48/2005

Issue : Proposed composite development involving an existing PTI being excluded from GFA calculation.

Decision : The committee requested further information from PlanD on the planning intention on the treatment of PTT under the town plan.

(d) BCI 4 48/2005

Issue : Proposed development at a site abutting a road less than 4.5m wide.

Decision : The committee direct CBS/HKW to seek further information from LandsD and PlanD on the land status and town plan and directed the case to referred to Building Authority Conference for a decision.

(e) BCI 5 48/2005

Issue : Proposed alteration and addition works for a building approved under "Volume" regulation.

Decision : The committee noted that the increase in building bulk was the result of the provision of a new overrun for the installation of a disabled lift and a water tank which were not accountable for GFA at the roof level for the improvement of the building. Having considered the special circumstances, the committee agreed to grant modification to permit the existing plot ratio and site coverage to exceed the permissible under the current regulation.