

**Summary of Decisions of the Building Committee
Building Committee I 8/2006 held on 21.2.2006**

(a) MAI 1 8/2006

Issue : Application of hotel concession for a hotel conversion proposal.

Decision : The committee decided that the AP should provide further information on the design of the guestrooms, the provision of the BOH and refuge floor/roof and the proposed transportation for the hotel guests.

(b) MAI 2 8/2006

Issue : Proposed single-family house with excessive carparking spaces.

Decision : Having noted the advice from TD on the minimum number of carparking spaces and PlanD's reservation on the exclusion of the extra carparking spaces from GFA calculation, the committee agreed that the carparking provision exceeding the minimum provision should be counted for GFA.

(c) MAI 3 8/2006

Issue : (a) Proposed dedication for pavement widening and corner splay in return for bonus PR & SC.

(b) Inclusion of the service lane into site area and building over of the said lane.

(c) The site separated by the service lane to be regarded as one site.

Decision : (d) The committee agreed to defer a decision on the proposed dedication for pavement widening and corner splay pending further clarification from TD.

(e) The committee, having considered the justification put forward by the AP, did not agree to the building over of the lane. The committee deferred a decision on the inclusion of the lane in the site area pending further information on the status of the lane.

(a) The committee, in line with the ruling made by the Appeal Tribunal, accepted the site was one site.

(d) BCI 1 8/2006

Issue : Exclusion of voids over the shop areas from GFA calculation.

Decision : The committee decided that the AP should provide further information on the design concept and the justifications for further consideration.

(e) BCI 2 8/2006

Issue : Exclusion of voids over the shopping arcade from GFA calculation.

Decision : The committee noted that the proposal was for the conversion of an existing cinema into shopping arcade. Having considered the design, the committee agreed to exclude from GFA calculation.

(f) BCI 3 8/2006

Issue : Excessive non-domestic site coverage in accordance with PNAP 280.

Decision : The committee noted the adverse comments from HyD and DPO's objection on the ground of the non-compliance with ODP on setting back of the building on one of the streets. The committee agreed to exercise BA's discretion to disapprove the plans subject to confirmation by PlanD that such plans would not be acceptable on planning ground and such plans should be rejected by government.

(g) BCI 4 8/2006

Issue : High headroom for the covered EVA/ carpark.

Decision : The committee decided that the AP should provide further information and justification on the design. The committee also noted that the proposal would contravene the OZP hence the committee considered that it was premature to consider the proposal.

(h) BCI 5 8/2006

Issue : Classification of site which was separated from the street by a slope.

To regard the windows facing the street in question as prescribed windows.

Decision : The committee agreed to refer the case to BAC for a decision.