

Summary of Decisions of the Building Committee
Building Committee I 23/2006 held on 6.6.2006

(a) MAI 1 23/2006

Issue : Exclusion of lift shaft at G/F and the Integrated Entrance from GFA calculations.

Decision : The committee, noted that the provision of the disabled lift for access to the proposed public passage solely for access to the MTR station was in public interest. Hence, the committee agreed to exclude the lift and the associated Integrated Entrance from GFA calculation subject to no objection from LandsD.

(b) MAI 2 23/2006

Issue : (i) Conversion of an existing non-domestic building into hotel with hotel concession under B(P)Reg 23A.

(ii) Existing service lane of 2.42m wide at the rear.

Decision : (i) The committee, having noted that TD had no objection to the non-provision of on-site transport facilities and that the proposal was in compliance with the requirements set out in PNAP 111, agreed to grant hotel concession under B(P)Reg 23A.

(ii) The committee, noting the existing site condition, accepted the service lane under B(P)R 28.

(c) BCI 1 23/2006

Issue : Proposed wall signboard projecting over lane.

Decision : The committee, having noted that the proposed sign did not comply with the requirements set out in PNAP 269, agreed not to grant exemption for the wall signboard to project over the existing lane.

(d) BCI 2 23/2006

Issue : Proposed wall signboards and cladding projecting over street and substantial wall signboard and cladding.

Decision : The committee, having studied the plans, agreed (i) to grant exemption for the wall signboard to project over street provided that it was solely used for displaying advertisement; and (ii) to grant exemption for the cladding to project over street provided that CBS/HKE was satisfied with the further justification to be submitted by the AP on the need to have the cladding projected over the street.

(e) BCI 3 23/2006

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

Decision : The committee, having noted that TD had objection to the non-provision of on-site transport facilities and that the proposal did not comply with the requirements set out in PNAP 111, agreed that the proposed change of use from office to hotel was unacceptable.