

**Summary of Decisions of the Building Committee**  
**Building Committee I 24/2006 held on 14.6.2006**

(a) MAI 1 24/2006

Issue : Site classification for a site abutting a street of width less than 4.5m wide.

Decision : The committee agreed that the site was not a class A site as claimed by the applicant as the specified street adjacent to the site did not have a width of 4.5m.

(b) MAI 2 24/2006

Issue : Exclusion of voids from GFA calculation within a building approved under "Volume Regulation".

Decision : The committee noted that additional building works were proposed outside the envelope of the existing building. Hence, the proposal should be reassessed in accordance with the current B(P)Reg. As the existing SC & PR had already exceeded the permissible set out in the first schedule, the committee did not accept the proposal.

(c) MAI 3 24/2006

Issue : Proposed footbridges projected over street.

Decision : Having considered all relevant factors and that the development had been approved by TPB, the committee agreed to grant an exemption for the projection of footbridges over street.

(d) MAI 4 24/2006

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

Decision : The committee, having studied the layout and provisions, agreed to grant hotel concession under B(P)Reg 23A subject to the deletion of all the sinks from the boarding accommodation.

(e) BCI 1 24/2006

Issue : Exclusion of a new skylight, from GFA calculation.

Decision : As the proposed skylight constituted a floor, the committee did not agree to exclude the proposed skylight from GFA calculation.

(f) BCI 2 24/2006

- Issue : (i) Exclusion of voids over living/dinning rooms from GFA calculation.
- (ii) Exclusion of sunshades from GFA and site coverage calculation.
- Decision : (i) The committee, having studied the design of the voids, did not agree to exclude the voids from GFA calculation.
- (ii) The committee, having noted the location and extent of the sunshades, agreed to defer the decision pending CBS/NTW(Atg)'s reassessment on the genuineness of the sunshading device for further consideration. In general, sunshades serving other functions would not be qualified for exemption from GFA calculation.

(g) BCI 3 24/2006

- Issue : (i) Exclusion of voids over exhibition hall/canteen/lavatory and over multipurpose/exhibition/reception hall from GFA calculation.
- (ii) Exclusion of the following areas from GFA calculation:
- (a) natural ground covered by the elevated footbridge;
- (b) areas covered by metal canopy Main; and
- (c) a portal feature at roof terrace from GFA calculation.
- (d) Exclusion of plant room areas from GFA calculation.
- Decision : (i) The committee, having noted the design and location of the voids, agreed to exclude the voids from GFA calculation.
- (ii)(a)-(c) Having studied the plans, the committee agreed to exclude the natural ground and the area under the portal feature at the roof from GFA calculation but did not agree to exclude the area under the metal canopy from GFA calculation.
- (d) The committee, having noted the AP's justification, agreed to exclude the plant room from GFA subject to CBS/HKW's verification on the genuineness on the size of the plant rooms.

(h) BCI 4 24/2006

- Issue : Exclusion of void over the main entrance lobby from GFA calculation.
- Decision : The committee, having noted the design and location of the void, agreed to exclude the void from GFA calculation