

**Summary of Decisions of the Building Committee**  
**Building Committee I 36/2006 held on 5.9.2006**

(a) MAI 1 36/2006

Issue : Site classification for a site abutting on a ROW a portion of which was less than 4.5m wide.

Decision : The committee noted that the site abutted on a public street of more than 4.5m wide at the north. The AP proposed to widen the ROW at the west to a width of not less than 4.5m by setting back a portion of the building and excluded the setback from site area. The committee also noted that the applicant had demonstrated that the developer had been granted with a ROW of not less than 4.5m wide for the reminding portion of the ROW.

The committee agreed that the site was a Class B site subject to the width of the ROW together with the setback for street widening was not less than 4.5m and that such setback area was deducted from site area.

(b) BCI 1 36/2006

Issue : Proposed change in use from office to guesthouse.

Decision : The committee noted that the proposal did not fulfill the requirements set out in PNAP 111 in terms of provision of BOH, central A/C and hot water system as well as on-site transport facilities. The committee also noted the change in use would contravene the B(P)Reg and that the proposed use required planning permission from the Town Planning Board. Taking into account all relevant factors, the committee agreed that the change in use should be prohibited under s.25 of the BO.

(c) BCI 2 36/2006

Issue : Proposed cladding panel to an existing building approved under "Volume Regulation" to be projected over street.

Decision : The committee noted that the cladding panel would offer protection to the public from latent concrete spalling and that both Transport Department and Highways Department had no objection to the proposal. The committee agreed to grant an exemption for the projection of the cladding panel over street.

(d) BCI 3 36/2006

Issue : Proposed footbridges projected over private lane.

Decision : The committee noted that the proposed footbridge was allowed under the lease conditions. The committee agreed to grant an exemption for the projection of footbridges over a private lane subject to no adverse comments from other relevant government departments.

(e) BCI 4 36/2006

- Issue : (i) Surrender of setback area for road widening in return for bonus plot ratio and site coverage.
- (ii) Dedication of the corner splay for public passage in return for bonus plot ratio.
- (iii) Application for hotel concession.
- Decision : (i) & (ii) The committee noted that the setback for road widening and the dedication for public passage was required by TD. Hence the committee agreed to grant the bonus plot ratio and site coverage.
- (ii) The committee noted that the proposal was in compliance with the criteria set out in PNAP111 with no adverse comment from outside departments. Hence, the committee agreed to grant hotel concession under B(P)Reg 23A.

(f) BCI 5 36/2006

Issue : Exclusion of horizontal architectural fins and feature from site coverage and gross floor area calculation.

Decision : Having considered the design and projection, the committee agreed to exclude the architectural fins at the top of the bay windows with maximum projection 100mm wide for weather protection and the architectural fins from prefabricated external wall from site coverage and gross floor area calculation.

The committee also agreed to exclude the vertical feature panels from site coverage and gross floor area calculation after accepting that such feature was genuine architectural features and would not dominate the façade of the building.

(g) BCI 6 36/2006

Issue : Proposed change in use from office to guesthouse.

Decision : The committee noted that the proposal did not fulfill the requirements set out in PNAP 111 in terms of provision of central A/C and hot water system as well as on-site transport facilities. The committee also noted Transport Department's adverse comments and the change in use would contravene various provisions of the B(P)Reg, hence the committee agreed that the change in use should be prohibited under s.25 of the BO.