

**Summary of Decisions of the Building Committee  
Building Committee I 45/2006 held on 7.11.2006**

(a) MAI 1 45/2006

Issue : Revision to the picking up and loading/unloading areas reserved for an existing hotel with concessions granted in accordance with the details specified in the practice note issued in 1985.

Decision : The committee noted that the proposal involved the relocation of the hotel concession area granted under the former PNAP 111. The committee also noted that there was no gain in the concession area arising from the proposal works and that the permissible development intensity would have been exceeded if reassessment under the current PNAP were to be carried out. Having considered the case, the committee decided to seek directive from the Deputy Director on the case.

(b) BCI 1 45/2006

Issue : Exclusion of the area covered by a canopy attached to a ferry pier from GFA and SC calculation.

Decision : Having considered that the size of the canopy was excessive, the committee did not agree to exclude the area covered by the canopy from GFA and SC calculation.

(c) BCI 2 45/2006

Issue : Exclusion of filtration & heating plant rooms, A/C and water pump/tank rooms from GFA calculation for single family house development.

Decision : The committee, having heard AP's presentation and studied the plant rooms' layout, was of the view that further justification of the size of the plant rooms should be provided for further consideration.

(d) BCI 3 45/2006

Issue : Application for excessive non-domestic site coverage in accordance with PNAP 280.

Decision : Noting that the proposal was in compliance with the requirements set out in PNAP 280, the committee agreed to grant a modification to permit excessive site coverage.

(e) BCI 4 45/2006

Issue : Disapproval of plan under BO s16(1)(g).

Decision : Having studied the views made by PlanD and other members, the committee decided to refer the case to Building Authority Conference for a decision on whether the first leg of s.16(1)(g) of the BO should be invoked.

(f) BCI 5 45/2006

Issue : Proposed cladding panel to the canopy of an existing building.

Decision : The committee noted that the cladding proposal was associated with repair and removal of unauthorized building works to the existing building. The committee also noted that the proposal would enhance the safety of the building. Having considered all relevant factors, the committee agreed to grant an exemption under s.31(1) of the BO to permit the proposed cladding to project over street.

(g) BCI 6 45/2006

Issue : Proposed cladding panel to the canopy of an existing building.

Decision : The committee noted that the cladding proposal was associated with repair and removal of unauthorized building works to the existing building. The committee also noted that the proposal would enhance the safety of the building. Having considered all relevant factors, the committee agreed to grant an exemption under s.31(1) of the BO to permit the proposed cladding to project over street.