

**Summary of Decisions of the Building Committee**  
**Building Committee I 7/2007 held on 13.2.2007**

(a) MAI 1 7/2007

Issue : Application of hotel concession.

Decision : The committee, having noted the proposal was generally in compliance with the criteria set out in PNAP 111 and that there was no objection from relevant departments, agreed to grant hotel concession under B(P)Reg 23A.

(b) MAI 2 7/2007

Issue : Application for hotel concession.

Decision : The committee noted that the proposal was generally in compliance with the criteria set out in PNAP 111 and that there was no objection from relevant departments. Hence, the committee agreed to grant hotel concession under B(P)Reg 23A.

(c) MAI 3 7/2007

Issue : (i) Exclusion of covered area under the glass canopy from GFA calculation.  
(ii) Application of hotel concession.

Decision : (i) The committee, having considered the design, agreed to exclude the covered area for picking up and setting down hotel users from GFA calculation subject to the compliance with OZP.

(ii) The committee noted that the proposal was generally in compliance with the criteria set out in PNAP 111 and that there was no objection from relevant departments. Having considered the design of the proposed hotel, the committee agreed to grant hotel concession under B(P)Reg 23A.

(d) BCI 1 7/2007

Issue : An enquiry from the Licensing Authority of a licence application for hotel use.

Decision : The committee noted that the plans for proposed hotel submitted to the Licensing Authority differed from the one approved by the BA. Hence, the committee advised the Licensing Authority to request the applicant to submit formal plans to the Building Authority for consideration under the Building Ordinance.

(e) BCI 2 7/2007

Issue : Claiming of hotel concession under B(P)Reg 23A.

Decision : The committee noted that the proposal was generally in compliance with the requirements set out in PNAP 111 and that TD had no objection to the non-provision of on-site transport facilities. Having considered all relevant matters, the committee agreed to grant hotel concession under B(P)Reg 23A subject to no adverse comments from EMSD on the provision of a central A/C system.

(f) BCI 3 7/2007

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

Decision : The committee noted that the proposed development would result in a building differing in height from the buildings within the immediate neighbourhood and that similar proposals within the same immediate neighbourhood had been disapproved under s16(1)(g) of the Building Ordinance. The committee also noted that the street leading to the site was substandard in terms of width, gradient and curvature. Taking into all relevant issues, the committee agreed to invoke s16(1)(g) to disapprove the plans.

(g) BCI 4 7/2007

Issue : Slabbing over the existing void within a building approved under “Volume Regulation”.

Decision : The committee noted that subject building was built under the volume regulation and that the proposed works would result in additional GFA for the existing building. Hence, the proposal should be reassessed in accordance with the current B(P)Reg. As the existing PR had already exceeded the permissible set out in the first schedule, the committee did not accept the proposal.

(h) BCI 5 7/2007

Issue : (i) Exclusion of architectural feature grilles from GFA calculation.  
(ii) Exclusion of covered area under the trellises on swimming pool deck from GFA calculation.

Decision : (i) Having considered the design, the committee agreed that the architectural feature should count for site coverage calculation but could be excluded them from GFA calculation.  
(ii) The committee noted that the trellises were located on a deck which was for commercial use. The committee agreed that such trellises should count for GFA calculation.