

**Summary of Decisions of the Building Committee
Building Committee I 9/2007 held on 6.3.2007**

(a) MAI 1 9/2007

Issue : Application for hotel concession under B(P)Reg 23A.

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

(b) MAI 2 9/2007

Issue : Application for hotel concession under B(P)Reg 23A.

Decision : The committee noted that the revised proposal was generally in compliance with the criteria set out in PNAP 111 in terms of provisions of central A/C and hot water systems as well as the provision of BOH facilities. The committee also noted that planning permission from the TPB had been obtained and that TD had no objection to the revised run-in and run-out. Having studied the design of the hotel including the layout of the guestrooms and taking into account of the above factors, the committee agreed to grant hotel concession under B(P)Reg 23A.

(c) BCI 1 9/2007

Issue : Exclusion of area covered by roof overhangs for stables from GFA calculation.

Decision : Having considered that the features were special design for the special use of the buildings and that the proposal was well within the permissible development intensity under the First schedule, the committee agreed to accept the proposed roof overhangs.

(d) BCI 2 9/2007

Issue : Addition of a storey to an existing hotel with concessions granted in accordance with the previous Circular letters 45 & 48.

Excessive site coverage of the hotel.

Decision : The committee noted that the proposal was designed on the basis of the then Circular letters rather than on the extant PNAP. The committee also noted that the proposal did not comply with the OZP as the plot ratio had exceeded the plot ratio specified in the OZP. The committee agreed that the proposal should be reassessed in accordance with the current PNAP 111 for the proposed works. The committee also did not identify any special circumstances for the granting of modification to permit excessive site coverage.

(e) BCI 3 9/2007

Issue : Exclusion of vertical architectural fins from GFA calculation.

Decision : Having studied the design and having noted that the vertical fins had been counted for site coverage, the committee agreed to exclude the fins from GFA calculation.