

**Summary of Decisions of the Building Committee**  
**Building Committee I 19/2007 held on 22.5.2007**

(a) BCI 1 19/2007

Issue : Application for hotel concession for a conversion from office to hotel under B(P)Reg 23A.

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

(b) BCI 2 19/2007

Issue : (i) Exclusion of pedestrian passageway from GFA calculation.  
(ii) Excessive non-domestic site coverage for the podium of a residential development.

Decision : (i) The committee noted the passageway was required under lease and such area could be exempted from GFA if so accepted by the Director of Lands. The committee also noted that the AP had assessed the exemption area on a pro-rata basis in line with PNAP 233 and that TD had raised no adverse comment on the pedestrian study report. However, the committee, having considered LandsD's advice, was also of the view that the proposed routing of the passageway was unsatisfactory, did not agree to exclude the passageway from GFA calculation.  
(ii) Having considered the AP's justifications, the committee was of the view that the AP could further improve his proposal hence did not accept the proposal.

(c) BCI 3 19/2007

Issue : Proposed A&A works for shop extension on G/F of existing composite building approved under "Volume Regulation".

Decision : Having noted that the PR would not exceed the permissible under the First Schedule, the committee agreed to grant a technical modification to permit the existing domestic site coverage on upper floors to exceed the permissible under the B(P)Reg.

(d) BCI 4 19/2007

Issue : Formal Appeal against the disapproval of general building plans.

Decision : The committee, having considered the relevant factors, agreed to contest the appeal.