

**Summary of Decisions of the Building Committee
Building Committee I 20/2007 held on 29.5.2007**

(a) MAI 1 20/2007

- Issue : (i) Inclusion of the area of an existing lane in site area.
- (ii) Exclusion of areas under green balconies/utility platforms from GFA calculations.
- Decision : (i) The committee noted that the inclusion of the service lane into site area had been allowed in the earlier submission and that there was no change in circumstances in respect of the current major revision under consideration. Having noted no objection from the relevant departments, the committee accepted the inclusion of the service lane in site area pursuant to PNAP 179
- (ii) The committee, having noted that the covered private garden areas were open on at least two sides, agreed to exclude the areas under green balconies/utility platforms from GFA calculation.

(b) BCI 1 20/2007

- Issue : Exclusion of horizontal architectural features and vertical metal features from GFA calculation.
- Decision : The committee, agreed that the “architectural features” over the roof should count for GFA and that the AP should provide further details of the metal feature and the associated E/M services for further consideration.

(c) BCI 2 20/2007

- Issue : Proposed change in use from office to guestroom from G/F to 2/F.
- Decision : The committee noted that the proposal was generally in compliance with the criteria set out in PNAP 111 and there was no objection from relevant departments. Hence the committee accepted the proposed change in use.

(d) BCI 3 20/2007

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