Summary of Decisions of the Building Committee
Building Committee I 38/2007 held on 9.10.2007

(a)   MAI   1   38/2007

   Issue   :   Exclusion of void over G/F lobby of a hotel building.

   Decision   :   The committee, having considered the void as a genuine design feature, agreed to exclude the void, except the narrow strip adjacent to the staircase, from GFA calculation.

(b)   MAI   2   38/2007

   Issue   :   Building over of a ROW

   Decision   :   The committee noted that there was no objection from the relevant outside department on the building over of the ROW by the open bridge. The committee also noted that the revised uses at the adjacent areas and that the areas would be designated as common area. Hence the committee accepted the building over of the ROW.

(c)   MAI   3   38/2007

   Issue   :   Proposed development on site fell within two different zonings.

   Decision   :   Having considered the site be a one site and having based on the previous legal advice and PlanD's advice, the committee agreed to disapprove the plans under BO s16(1)(d).

(d)   BCI   1   38/2007

   Issue   :   Proposed roof features of a residential development.

   Decision   :   The committee noted that the roof features were open design and they did not enclose the roof on four sides and did not project over the roof area. Hence the committee accepted the proposed features.

(e)   BCI   2   38/2007

   Issue   :   Non-provision of a service lane.

   Decision   :   The committee noted that there was no existing lane in the vicinity and that a lane pattern would unlikely be created in future, accepted the non-provision of a service lane.

(f)   <u>BCI 3 38/2007</u>

       Issue   :   Application for hotel concession.

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

(g)   <u>BCI 4 38/2007</u>

       Issue   :   Application for hotel concession.

       Decision   :   The committee, having noted that the proposal was generally in compliance with the criteria set out in PNAP 111 and that TD had no objection to the non-provision of on site transport facilities, agreed to grant hotel concession under B(P)Reg 23A subject to the re-design of a large closet inside a guestroom.

(h)   <u>BCI 5 38/2007</u>

       Issue   :   Application for hotel concession.

       Decision   :   The committee, having noted that the 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 and that TD had no objection to the non-provision of on site transport facilities, agreed to grant hotel concession under B(P)Reg 23A subject to refinement of the layout for the reception counter and BOH area.

(i)   <u>BCI 6 38/2007</u>

       Issue   :   Exclusion of staircase covered by a glass canopy from GFA calculation.

       Decision   :   The committee noted that the proposed canopy was to replace the existing metal one which was of wider width. Having considered that the proposal was an upgrading work and that there was no adverse comment from relevant departments, the committee agreed to grant modification to exclude the area under cover from GFA calculation under PNAP 116.

(j)   BCI   7   38/2007

    Issue   :   Conversion from flat to shop use and shop extension to the rear yard of one of the building blocks 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.

(k)   BCI   8   38/2007

    Issue   :   Conversion from flat to shop use and shop extension to the rear yard of one of the building blocks 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.