

**Summary of Decisions of the Building Committee**  
**Building Committee I 40/2007 held on 23.10.2007**

(a) BCI 1 40/2007

Issue : Exclusion of precast loss formwork for external wall from GFA and SC calculations.

Decision : The committee accepted that the loss formwork with external wall-tile finishes incorporated resemble external wall finishes. In line with PNAP 13, the committee agreed to exclude the captioned panel formwork from GFA and SC calculations.

(b) BCI 2 40/2007

Issue : Application for hotel concession for the conversion of office/commercial accommodation to hotel use.

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 adverse comment on the non-provision of on-site transport facilities, agreed to grant hotel concession under B(P)Reg 23A.

(c) BCI 3 40/2007

Issue : (i) Exclusion of the area covered by green balcony from GFA calculation.

(ii) Exclusion of the floor area in between the balconies and the flat from GFA calculation.

Decision : (i) The committee, having noted that the covered areas by the balconies were open on two sides and were within the 8% cap under JPN, agreed to exclude the area under green balcony from GFA calculation.

(ii) The committee noted that the area in question constituted floor area and agreed that such area should count for GFA. In this regard, the committee noted that this was in line with LandsD's practice.

(d) BCI 4 40/2007

Issue : Shop Extension to the rear yard of the 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.

(e) BCI 5 40/2007

Issue : Application for hotel concession for a conversion proposal from office/commercial building to hotel building.

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

(f) BCI 6 40/2007

Issue : Application for hotel concession to exclude the BOH area.

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 proposal, agreed to exclude the BOH area under B(P)Reg 23A.

(g) BCI 7 40/2007

Issue : Exclusion of areas covered by the canopies from GFA calculation.

Decision : Having considered the location of the canopy, the committee agreed that it did not serve the function of weather protection. The committee also noted that area covered by the canopy served as functional areas. Hence, the committee did not agree to the exclusion of the areas covered by the proposed canopies from GFA calculation.