

**Summary of Decisions of the Building Committee
Building Committee I 45/2007 held on 27.11.2007**

(a) MAI 1 45/2007

- Issue : (i) Exclusion of A/C plant/boiler room from GFA calculation.
- (ii) Increase in site coverage under B(P)Reg 19(3).
- (iii) Exclusion of sunscreen covering the private garden from SC and GFA calculations.
- Decision : (i) & (ii) The committee noted the boiler together with the heat pump form a heating system. Having considered the size of the plant room, the genuineness of the proposed system and the acceptance of the same by EMSD, agreed to exclude the proposed A/C plant/boiler room from GFA calculation. The committee also accepted the increase in site coverage under B(P)Reg 19(3).
- (iii) The committee, having considered that the size and the design of the sunscreen was similar to architectural feature, agreed to exclude the sunscreen from SC and GFA calculations.

(b) BCI 1 45/2007

- 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.

(c) BCI 2 45/2007

- Issue : Proposed change in use from office to guesthouse at 1/F and 2/F.
- Decision : The committee 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. Having considered all relevant matters, the committee accepted the proposed change in use.

(d) BCI 3 45/2007

- 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.

(e) BCI 4 45/2007

Issue : Proposed run-in/out for a 2-storey single family house via government land.

Decision : The committee, having noted that the confirmation of LandsD that government would not deny access to the site through the adjoining government land, had no objection to the proposed run-in/out under B(P)Reg 5.

(f) BCI 5 45/2007

Issue : Proposed two 3-storey single family houses on a site not abutting a street of not less than 4.5m wide.

Decision : The committee, having studied the nature of the development, the existing site situation and the comments from the relevant government departments, accepted the proposed development intensity.