

**Summary of Decisions of the Building Committee
Building Committee I 2/2008 held on 14.1.2008**

(a) Matter Arising from MAI 1 1/2008

Issue : Inclusion of surplus carparking space into GFA calculation.

Decision : The committee, having based on TD and PlanD's advice, agreed that the surplus carparking space should be included into GFA calculation.

(b) MAI 1 2/2008

Issue : Proposed feature wall for greenery purpose.

Decision : The committee, having considered the design and the use of the wall, had no in-principle objection to the proposed feature wall. The AP was advised to provide further information on the maintenance of the greenery.

(c) BCI 1 2/2008

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, agreed to grant hotel concession under B(P)Reg 23A subject to no adverse comments from TD.

(d) BCI 2 2/2008

Issue : Proposed redevelopment of a site declared as "Proposed Monument".

Decision : Based on LCSD's advice that a permit for proposed works on site had not been granted, the committee agreed to disapprove the building plans under BO s16(1)(d).

(e) BCI 3 2/2008

Issue : Proposed mono-rail structure for gondola projecting over street.

Decision : The Chairman ruled that gondola supporting system should be installed within site. Hence, he did not agree to the granting of exemption for the projecting of the mono-rail structure over street.

(f) BCI 4 2/2008

Issue : Application of hotel concession for a hotel conversion proposal.

Decision : The committee noted that the proposal was not provided with centralized A/C system. The committee also had reservation on the hotel design in terms of the provision of the FOH/BOH and guestroom layout and provision. As the proposal did not comply with the criteria set out in PNAP 111 for a hotel building, the committee did not agree to the granting of hotel concession under B(P)Reg 23A.

(g) BCI 5 2/2008

Issue : (i) Application for hotel concession.

(ii) Inclusion of lane into site area.

Decision : (i) 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.

(ii) The committee noted that the lane did not serve any purpose under the BO and there was no existing lane pattern in the building block. The committee also noted that the lane would not be built over. In line with PNAP 179, the committee agreed to allow the existing lane to count for site area in principle.