

**Summary of Decisions of the Building Committee  
Building Committee I 11/2008 held on 18.3.2008**

(a) BCI 1 11/2008

Issue : Proposed high headroom of wedding hall.

Decision : The committee, having considered the design and the use of the premises and having noted that there was no objection from the relevant outside departments, accepted the proposed headroom.

(b) BCI 2 11/2008

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

Decision : The committee, having noted that the covered flat roof was open on at least two sides and that the 8% cap restriction set out under the JPN would not be exceeded, agreed to exclude the areas from GFA calculation.

(c) BCI 3 11/2008

Issue : Disapproval of plan under BO s16(1)(d) due to the non-compliance with planning approval conditions.

Decision : The committee noted that PlanD had revised its recommendation and confirmed that it would not recommend BD to disapprove the plans with any minor amendment incorporated. Having noted PlanD's latest position, the committee agreed not to invoke s. 16(1)(d) of the BO to reject the plans on ground of contravention of the planning conditions.

(d) BCI 4 11/2008

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 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.

(e) BCI 5 11/2008

Issue : High headroom of entrance foyer for single-family houses.

Decision : The committee, having studied the design and having noted that there was no objection from the relevant outside departments, accepted the proposed headroom.

(f) BCI 6 11/2008

Issue : Application for excessive non-domestic site coverage in accordance with PNAP 280.

Decision : Noting that the proposal was in compliance with the requirements set out in PNAP 280 and having noted no adverse comments from outside departments, the committee agreed to grant a modification to permit excessive site coverage.

(g) BCI 7 11/2008

Issue : Exclusion of void over dining/ living room of duplex units from GFA calculation.

Decision : Having studied the design, the committee agreed to exclude the void of the duplex flats at the penthouse floors from GFA calculation.