

Summary of Decisions of the Building Committee
Building Committee I 19/2008 held on 13.5.2008

(a) MAI 1 19/2008

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

Decision : The committee, having studied the proposal, requested further information for the provision of centralized A/C and hot water systems and justification on the apparent excessive size of guestroom with pantry room.

(b) MAI 2 19/2008

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

(ii) Exclusion of void over office lobby from GFA calculation.

(iii) Exclusion of sky gardens from GFA calculation.

Decision : (i) Noting that the proposal was in compliance with the criteria set out in PNAP 280 and that there was no objection from relevant outside departments, the committee agreed to grant a modification to permit excessive site coverage.

(ii) The committee noted that the lobbies on two floors were to accommodate the double deck shuttle lifts and that the lobbies would be designated as common area. The committee, having considered the design, agreed to grant modification to permit exclusion of the void from GFA calculation.

(iii) The committee noted that PlanD was of the view that the storey heights of the sky gardens were excessive. The committee also noted that the proposed sky garden on the 11/F did not fulfill the requirement stipulated in JPN1. Hence, the committee did not agree to the exclusion of the sky gardens from GFA calculation.

(c) BCI 1 19/2008

Issue : Shop extension to the rear yard of one of the building blocks approved under "Volume Regulations".

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.

(d) BCI 2 19/2008

- Issue : (i) Proposed storey height of podium storeys.
- (ii) Exclusion of voids over function room and ball room of a hotel from GFA calculation.
- Decision : (i) The committee noted that the proposed storey heights of the podium floors were in line with the scheme approved by the Town Planning Board. Having considered the design, the committee accepted the storey heights for the G/F, 1/F and 2/F.
- (ii) The committee, having considered the void as a genuine design feature, agreed to exclude the void from GFA calculation for the purpose of the building regulation. However, the committee advised that the AP's attention be drawn to the lease conditions.

(e) BCI 3 19/2008

- Issue : (i) Inclusion of the existing lane into site area.
- (ii) Application for hotel concession.
- Decision : (i) The committee noted that there was existing lane of 1.8m wide within the site and that a lane was required under the BO. In line with B(P)Reg 28, the committee agreed that the lane with a width of a 1.5m wide should be excluded from site area.
- (ii) The committee, having noted that the proposal was generally in compliance with the criteria set out in PNAP 111 and that there was no objection from outside departments, agreed to grant hotel concession under B(P)Reg 23A subject that the provision of a reception counter to the satisfaction of CBS/HKW.