

**Summary of Decisions of the Building Committee
Building Committee I 20/2008 held on 20.5.2008**

(a) MAI 1 20/2008

Issue : Formal appeal against disapproval of building plans under section 16(1)(d) of the BO.

Decision : Having studied the plans and the background, the committee agreed to contest the appeal.

(b) MAI 2 20/2008

Issue : (i) Application for hotel concession.

(ii) Exclusion of station areas from GFA calculation.

Decision : (i) The committee noted that the hotel buildings including that of the shops on the entire 2/F would be separated from the office and residential accommodation and separate access, servicing arrangement and management would be provided for the hotel buildings. The committee had also noted the entire 2/F was taken as part of the hotel buildings in assessing the BOH provisions. Noting that the proposal generally complied with the criteria set out in PNAP 111 and that the proposal was in line with the scheme approved by the Town Planning Board, the committee agreed to grant hotel concession under B(P)Reg 23A.

(ii) The committee noted that the station areas had been excluded from GFA calculation under the OZP. Having noted the views of PlanD and LandsD, the committee agreed to grant a modification to allow the station areas be excluded from GFA calculation.

(c) BCI 1 20/2008

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 there was no objection from the relevant outside departments, agreed to grant hotel concession under B(P)Reg 23A.

(d) BCI 2 20/2008

Issue : Proposed single family house on a site not abutting a street of not less than 4.5m wide.

Decision : The committee, having studied the plans and noting PlanD's advice, the committee accepted the proposed GFA and building height under B(P)Reg 19(3). However, the committee also decided that the permitted site coverage should be restricted to that allowed under the OZP.

(e) BCI 3 20/2008

Issue : Proposed glass screen along the perimeter of the uncovered podium.

Decision : The committee noted that portion of the proposed cladding would project over the street. Having heard LandsD's advice, members advised and the Chairman agreed that the AP should provide further justification on the need to have the cladding projected over street.