

**Summary of Decisions of the Building Committee  
Building Committee I 24/2008 held on 17.6.2008**

(a) MAI 1 24/2008

- Issue : (i) Excessive domestic SC for hotel.  
(ii) Projection of canopy over public lane.
- Decision : (i) The committee noted that the existing building was built with hotel concessions in terms of site coverage and plot ratio. The committee did not identify valid ground for the granting of modification for excessive site coverage for the existing hotel building so as to allow the proposed building to be reassessed as if without hotel concession.  
(ii) The committee was of the view that the proposed canopy was excessive in size. Taking into account the adverse comments from the outside departments, the committee did not accept the proposed canopy over the public lane.

(b) MAI 2 24/2008

- Issue : Proposed redevelopment not abutting a street.
- Decision : The committee noted that the existing development intensity had been accepted under B(P)Reg 19. Taking into account the decision made in the past, the committee agreed that the same development intensity could be allowed for the proposed development under B(P)Reg 19(3).

(c) BCI 1 24/2008

- Issue : Proposed balcony and canopy projecting over street.
- Decision : The committee noted that a new building proposal contravened section 31(1) of the BO and B(P)Reg 10(4). Hence, the committee did not agree to the projection of the proposed balcony and canopy over street.

(d) BCI 2 24/2008

- Issue : Exclusion of proposed refuge floors in an existing development.
- Decision : Having studied the plans, the committee asked for additional information on the need for the double storey height for the proposed refuge floors and information on whether the proposed fire safety improvement works would result in full compliance for the current fire safety standard for further consideration of the committee.

(e) BCI 3 24/2008

Issue : Proposed setback for road widening in return for bonus PR and SC.

Decision : Having noted that the proposed setback was considered essential by TD and that there was no objection from the relevant outside departments, the committee accepted the proposal.

(f) BCI 4 24/2008

Issue : Inclusion of the existing set back area in the site area calculation.

Decision : Having considered the case, the committee agreed to defer a decision pending further information provided by the AP on (i) whether the area in question was subject to any right of way and whether an undertaking for the surrender of the area had been submitted in connection with the development of the then existing building on site.