

**Summary of Decisions of the Building Committee**  
**Building Committee I 25/2008 held on 23.6.2008**

(a) MAI 1 25/2008

Issue : Exclusion of the recreational facilities including an indoor swimming pool from GFA calculations in a domestic building development.

Decision : The committee noted that the proposed recreational facilities exceeded the 5% limit and that two outside departments had reservation on the granting of exemption in view of its excessive size. Having considered the case, the committee did not agree to the exclusion of the recreational facilities from GFA calculation.

(b) BCI 1 25/2008

Issue : Shop Extension to the yard area of the building approved under “Volume Regulation”.

Decision : Having noted that the PR would not exceed the permissible under the First Schedule, the committee agreed to grant a modification to permit the existing domestic site coverage on upper floors to exceed the permissible under the B(P)Reg.

(c) BCI 2 25/2008

Issue : Application for hotel concession.

Decision : The committee noted that the proposal was subject to a planning permission and PlanD had no statutory planning objection to the proposal. The committee also 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. Hence, the committee agreed to the granting of hotel concession under B(P)Reg 23A.

(d) BCI 3 25/2008

Issue : Exclusion of architectural features over roofs from GFA calculation.

Decision : The committee, having accepted the features were genuine architectural features projecting over common area, had no in-principle objection to the exclusion of the said features from GFA calculation.

(e) BCI 4 25/2008

- Issue : (i) Application for hotel concession.
- (ii) Inclusion of ROW into site area.
- Decision : (i) 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.
- (ii) The committee noted that the ROW, within the site, was not a required lane under the BO. The committee noted that the ROW was being built over and included in the site area for the existing building on site. Accepting the ROW did not exhibit the characteristics of a street, the committee agreed to allow the existing ROW to count for site area.