

**Summary of Decisions of the Building Committee**  
**Building Committee I 44/2008 held on 11.11.2008**

(a) BCI 1 44/2008

Issue : Application for hotel concession under B(P)Reg 23A for a hotel conversion project.

Decision : The committee, having noted the proposal was generally in compliance with the criteria set out in PNAP 111, agreed to the granting of hotel concession under B(P)Reg 23A.

(b) BCI 2 44/2008

Issue : Proposed utilization of residual plot ratio and site coverage of an adjoining existing building.

Decision : The committee noted that the proposed alteration works were on a building with the lot carved out from the parent lot. The committee also noted that the applicant was not the owner of the other sub-sections of the then parent lot. The committee agreed that for the purpose of assessing the permissible plot ratio and site coverage under the building regulations, the AP should demonstrate (a) that the building on the sub-divided lot was self-sustained and (b) the sub-divided lot had not been utilized to sustain the whole development in the original parent lot.

(c) BCI 3 44/2008

Issue : Proposed utilization of residual plot ratio and site coverage of an adjoining existing building.

Decision : The committee noted that the building was built under the then “volume regulations”. The committee also noted that the proposed alteration works would be self-sustained in terms of the plot ratio and site coverage for the building on the carved out lot. On the other hand, a technical modification for excessive site coverage would be required if assessment was based on the site area of the original building. Noting that there was no proposed works on the domestic floors involving additional GFA and noting the assessments made in terms of plot ratio, the committee agreed to grant a technical modification for excessive site coverage.