

**Summary of Decisions of the Building Committee  
Building Committee I 3/2009 held on 20.1.2009**

(a) MAI 1 3/2009

Issue : Exclusion of void over dining room of single family houses from GFA calculation.

Decision : The committee, having considered the design and that there was no objection from the relevant outside departments, accepted the proposed headroom.

(b) MAI 2 3/2009

Issue : Exclusion of voids over ball room of a hotel from GFA calculation.

Decision : The committee, having accepted the void a genuine design feature, agreed to exclude the void from GFA calculation for the purpose of the building regulation.

(c) MAI 3 3/2009

Issue : (i) Building upon and inclusion in site area of the existing lanes and inclusion of the proposed diversionary lane in site area.  
(ii) Application for hotel concession.

Decision : (i) The committee noted that with the provision of a diversionary lane, the existing lanes would become redundant upon redevelopment. Hence, the committee had no in-principle objection to the inclusion of the existing lanes in site area and building over of them. Noting that the proposed diversionary lane was not required under the BO for the proposed building and that there was no objection from the outside departments, members had no in-principle objection to the inclusion of proposed diversionary lane in site area under PNAP 179. However, the committee requested the AP to consider surrendering the diversionary lane to government for better management.

(ii) The committee, having noted that the proposal was generally in compliance with the criteria set out in PNAP 111, agreed to grant hotel concession under B(P)Reg 23A subject to no adverse comments from TD.

(d) MAI 4 3/2009

- Issue : (i) Application for hotel concession.
- (ii) Inclusion of the existing private lane into site area.
- (iii) Exclusion of void over lift lobby from GFA calculation.
- Decision : (i) The committee, having noted that the proposal was generally in compliance with the criteria set out in PNAP 111, agreed to grant hotel concession under B(P)Reg 23A subject to no adverse comments from TD.
- (ii) The committee noted that the existing private lane was not a required lane for the proposed building under the BO. Having noted that there was no objection from other outside departments, the committee agreed to the inclusion of said lane into site area in line with PNAP 179.
- (iii) Having considered the void a genuine design feature, the committee agreed to the granting of modification for its exclusion from GFA.

(e) MAI 5 3/2009

- Issue : Proposed conversion of the domestic flat to office use on 1/F.
- Decision : The committee noted that the building was built under the then “volume regulations” and the proposed conversion work at 1/F would result in excessive non-domestic SC of the building for the upper storeys. Despite that the committee had no in-principle objection to the granting of technical modification for the excessive site coverage, the committee did not accept the proposal in view of the objection from Lands Department in respect of the proposed works over government land.

(f) BCI 1 3/2009

- Issue : Proposed change in use from shops to RCHE.
- Decision : The committee noted that the presence of motor repair shop at G/F. Subject to no objection from FSD, the committee agreed not to prohibit the change in use.

(g) BCI 2 3/2009

Issue : Proposed change in use from shops to RCHE.

Decision : The committee noted that the presence of motor repair shop at G/F. Subject to no objection from FSD, the committee agreed not to prohibit the change in use.

(h) BCI 3 3/2009

Issue : Exclusion of voids over communal areas from GFA calculation of an institution building.

Decision : The committee, having considered the design and the function of the voids, agreed to exclude the voids from GFA calculation.

(i) BCI 4 3/2009

Issue : (i) Exclusion of covered area at G/F and 1/F under the footprint of the building to be excluded from GFA calculation for an institution building.

(ii) Exclusion of voids over covered landscaped area at G/F and 1/F to be excluded from GFA calculation for an institution building.

(iii) Exclusion of voids over common area from GFA calculation.

(iv) Exclusion of void below the recess from 2/F to 12/F of the building from GFA calculation.

Decision : (i) The committee, having studied the design and having considered the current practice, did not agree to the exclusion of covered landscape area at G/F and 1/F from GFA calculation.

(ii) Having considered the design, the committee had no objection to the exclusion of the voids over the covered landscaped areas at G/F and 1/F from GFA calculation.

(iii) The committee, having considered the design and the function of the voids, agreed to exclude the voids from GFA calculation.

(iv) The committee, having considered the design, agreed to the exclusion of the void from GFA calculation.