

**Summary of Decisions of the Building Committee  
Building Committee I 6/2009 held on 17.2.2009**

(a) MAI 1 6/2009

Issue : Application for hotel concession for the conversion to hotel use.

Decision : The committee, having 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, agreed to grant hotel concession under B(P)Reg 23A subject to no adverse comment from TD.

(b) MAI 2 6/2009

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

Decision : Having studied the arguments put forward by the appellant and the background of the case, the committee agreed to contest the appeal.

(c) MAI 3 6/2009

Issue : Exclusion of drop-off areas under covered canopies and covered walkways at podium level of a commercial complex from GFA calculation.

Decision : The committee noted that the proposal was a re-provision of the covered canopies over the lay-bys for the purpose of picking up/dropping off. Having considered the AP's further justification, the committee had no objection to the exclusion of only the portion of the covered lay-bys provided in accordance with the requirements set out in lease/HKPSG and portion of the new covered walkway the area of which was equivalent to a covered walkway to be demolished which had been excluded from GFA calculation.

(d) BCI 1 6/2009

Issue : Exclusion of solar panel covering the flat roof from SC and GFA calculations.

Decision : The committee, having noted that the solar panels, which would not form solid roof cover, agreed to exclude the covered area from GFA and SC calculations.

(e) BCI 2 6/2009

Issue : Application for hotel concession under B(P)Reg 23A for a conversion of some of the floors of a composite building which was built under “Volume Regulation”.

Decision : The committee noted that the proposed A&A works would be carried out within the existing building envelope. The committee also noted that the proposal was 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. The committee, having taken into account all relevant factors, agreed to the granting of hotel concession under B(P)Reg 23A.

(f) BCI 3 6/2009

Issue : Extinguishment of the existing lanes.

Decision : Members noted that the lanes in question were not required lanes and that the lanes did not serve any useful purpose upon redevelopment. The committee also noted the proposed extinguishment of lanes had been accepted by TPB via a town planning application. Hence, the committee did not raise objection to the extinguishment of the lanes in question.

(g) BCI 4 6/2009

Issue : (i) High headroom for portion of the living rooms on G/F of single-family houses.

(ii) Non-provision of a service lane.

Decision : (i) Having considered the design, the committee accepted the proposed headroom of the single family houses.

(ii) The committee noted that there was no existing lane in the vicinity and that a lane pattern would unlikely be created in future. Having considered the existing layout of the sites in the vicinity, the committee accepted the non-provision of a service lane.

(h) BCI 5 6/2009

Issue : Shop extension to the rear yard of the building approved under “Volume Regulations”.

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

(i) BCI 6 6/2009

Issue : Proposed high headroom for a specialised factory.

Decision : Having noted the operation need of the specialized factory, the committee accepted the high headroom of the factory.

(j) BCI 7 6/2009

Issue : (i) Proposed high headroom for a factory building.  
(ii) Exclusion of covered landscaped gardens to be excluded from GFA calculation

Decision : (i) Having noted the operation need of the proposed purpose-built factory building, the committee accepted the high headroom of the factory.  
(ii) The committee noted that the proposed covered landscaped did not comply with the criteria set out in JPN2 hence did not agree to its exclusion from GFA calculation.

(k) BCI 8 6/2009

Issue : (i) Inclusion of the proposed lane in site area.  
(ii) Application for excessive non-domestic site coverage in accordance with PNAP 280.

Decision : (i) The committee noted that the subject lane was not a required lane for the purpose of BO and that the area forming the lane formed part of the site. Hence, the committee accepted the inclusion of the lane into site area in line with PNAP 179 .  
(ii) Noting that the proposal was in compliance with the criteria set out in PNAP 280 and there was no adverse comment from other departments, the committee agreed to grant a modification to permit excessive site coverage.