

**Summary of Decisions of the Building Committee**  
**Building Committee I 14/2009 held on 15.4.2009**

(a) MAI 1 14/2009

Issue : Bridges at 1/F and 2/F to be built-over the existing right of way (ROW).

Decision : The committee noted that the ROW in question was not a required lane and the lane would become a redundant one upon redevelopment. The committee agreed to the proposed 2-storey bridge built over the existing ROW.

(b) MAI 2 14/2009

Issue : (i) Exclusion of balconies on 4/F to 9/F and 11/F to 14/F from GFA and Site Coverage calculations for staff quarters and dormitory.

(ii) Exclusion of sun shading features on the main roof from GFA calculation.

Decision : (i) Having studied the case, the committee deferred a decision pending clarification on the application of the JPN1.

(ii) The committee did not agree to the exclusion of the feature covering the roof from GFA calculation.

(c) BCI 1 14/2009

Issue : Application for hotel concession under B(P)Reg 23A for a hotel A&A 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 subject to no adverse comment from TD.

(d) BCI 2 14/2009

Issue : The proposed non-domestic site coverage to exceed the limit laid down in the First Schedule of B(P)R as a result of the addition of new sprinkler water tank on main roof of a building built under the volume calculation.

Decision : Having noted that the reassessed PR would not exceed the permissible under the First Schedule of the B(P)Reg, the committee agreed to grant a technical modification to permit the existing non-domestic site coverage of the existing floors to exceed the permissible under the B(P)Reg for the proposed works on the roof of the existing building.

(e) BCI 3 14/2009

Issue : Exclusion of sun-shading device projected from external wall of existing school building and the area covered by the sun-shade on podium from Site Coverage and Plot Ratio calculation.

Decision : The committee noted that the proposed perforated sun-shade device could not serve function other than as sun-shade. Having considered the size and the design of the proposed sunshades, the committee **agreed** to grant exemption for the exclusion of the proposed sun-shading device and the area covered by the sun-shading device on the podium deck from Site Coverage and Plot Ratio calculation.