

**Summary of Decisions of the Building Committee
Building Committee I 20/2009 held on 26.5.2009**

(a) Matters Arising from BCI 1 18/2009

Issue : Exclusion of station areas from GFA calculation.

Decision : Having considered that there was no special circumstances and that the proposed development would be well within the permitted PR under B(P)R, the BA did not agree to the granting of exemption of the station from GFA calculation.

(b) BCI 1 20/2009

Issue : (i) Projection of balconies over street.

(ii) Balconies were not protected by 1100mm barrier, 150mm solid upstands and with gaps of more than 100mm wide.

Decision : (i) Members noted that there was special need for preservation of the balconies of the historical building and that there was no objection from relevant outside departments, the committee had no objection to grant exemption to permit the projection over street.

(ii) Members noted that the balconies would not be open for access and be regarded as features. Hence members had no objection to accept the proposal.

(c) BCI 2 20/2009

Issue : Application for hotel concession.

Decision : The committee noted that the proposal was generally in compliance with the criteria set out in PNAP 111 and that there was no objection from relevant outside departments. Hence, the committee agreed to the granting of hotel concession under B(P)Reg 23A.

(d) BCI 3 20/2009

Issue : (i) Top of the openable windows in boarding room of a hostel was less than 2m above the level of the floor.

(ii) The openable windows did not face directly into external air.

(iii) Exclusion of acoustic fins with 500mm projection from GFA calculation.

- Decision : (i) & (ii) The committee, having heard AP's presentation, noted that the proposed "acoustic windows" system would achieve the ventilation performance and would have environmental merits in terms of noise mitigation. Hence, the committee had no in-principle objection to the granting of modification to permit the top of the openable windows to be less than 2m and to permit the windows not to face directly into external air.
- (iii) The committee having considered the acoustic fins were in line with JPN and that there was no objection from relevant outside departments, agreed to the exclusion of the fins from GFA calculation but the AP needed to explore alternative materials of the acoustic fins and impose conditions via management to guard against abuse.