

**Summary of Decisions of the Building Committee**  
**Building Committee I 29/2009 held on 28.7.2009**

(a) MAI 1 29/2009

- Issue : (i) Site classification for a site abutting on two streets without a corner.
- (ii) Proposed setback for public passage in return for bonus PR & SC.
- (iii) Application for excessive non-domestic site coverage in accordance with PNAP 280.
- Decision : (i) The committee agreed that the site was not a corner site. Hence, the committee did not accept the site as a Class B site.
- (ii) Having noted TD & PlanD's advice that the setback was not essential from traffic engineering point of view, the committee did not agree to grant bonus PR& SC in return for the proposed dedication.
- (iii) Noting that the proposal was in compliance with the requirements set out in PNAP 280 and having noted no adverse comments from outside departments, the committee agreed to grant a modification to permit excessive non-domestic site coverage.

(b) MAI 2 29/2009

- Issue : Exclusion of voids over various areas from GFA calculation of an institutional building.
- Decision : The committee, having considered the design and the function of the voids, agreed to exclude the voids, other than the staircase well, from GFA calculation.

(c) BCI 1 29/2009

- Issue : Exclusion of void over entrance lobby from GFA calculation for the proposed A&A works in an institutional building.
- Decision : The committee, having considered the design of the existing building and the function of the void, agreed to exclude the void in question from GFA calculation.

(d) BCI 2 29/2009

Issue : Extension of the domestic flat to the flat roof 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 the existing floors not relating to the proposed A&A works to exceed the permissible under the B(P)Reg.

(e) BCI 3 29/2009

Issue : Application for hotel concession for a proposed hotel conversion project.

Decision : Members noted that in the current conversion, the hotel had been reassessed and found to be generally in order in terms of the current B(P)Reg and PNAP 111. In addition, the committee noted that there was no objection from other relevant outside departments. Hence, the committee agreed to grant hotel concession under B(P)Reg 23A for the proposed conversion works in the existing hotel building.

(f) BCI 4 29/2009

Issue : Exclusion of the rainwater recycling plant room and water tank from GFA calculation.

Decision : Having considered the design and the function of the tank and plant room, the committee agreed to disregard the tank/ plant room from GFA calculation under B(P)Reg 23(3)(b).

(g) BCI 5 29/2009

Issue : (i) Disapproval of plan under BO s16(1)(g).

(ii) Building upon and inclusion in site area of the existing ROW.

(iii) Exclusion of sky gardens from GFA calculation.

Decision : (i) The committee noted that the proposed exceptional tall development would result in a building substantially different in height from the buildings within the immediate neighbourhood. Noting the recent decision made in another similar case by the BA and taking into all relevant factors into account, the committee agreed to invoke s16(1)(g) to disapprove the plans.

- (ii) As a lane was not required under the BO, the committee accepted the inclusion of the lanes in site area pursuant to para 6 of PNAP 179. The committee however, did not accept the building upon of the service lanes in question, other than a small redundant portion.
- (iii) The committee noted the concern raised by a department on the excessive building height of the proposed development. The committee therefore did not agree to the granting of exemption for the exclusion of the sky garden which was of 7m high from GFA calculation.