

**Summary of Decisions of the Building Committee
Building Committee I 11/2010 held on 23.3.2010**

(a) MAI 1 11/2010

Issue : Application for hotel concession.

Decision : The committee noted that the proposal was generally in compliance with the criteria set out in PNAP APP-40 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.

(b) BCI 1 11/2010

Issue : (i) Site classification for a site abutting on public street.
(ii) Bicycle track as a specified street.

Decision : (i) The committee noted that the site exhibited the characteristic of a Class B site under B(P)Reg 18A and agreed in-principle to the granting of a technical modification to regard the site as a Class B site.
(ii) Having studied the plans, the committee did not agree that the bicycle track could be regarded as a specified street for the purpose of site classification subject to the confirmation of Government department.

(c) BCI 2 11/2010

Issue : (i) Disapproval of building plans under BO s16(1)(h).
(ii) Inclusion of lane into site area.

Decision : (i) Having considered TD's advice that the proposed run-in/out was not acceptable, the committee agreed to reject the plans under BO s.16(1)(h).
(ii) The committee, having studied the plans, did not agree to the inclusion of the lane in site area.

(d) BCI 3 11/2010

Issue : (i) Extinguishment and building upon of the existing lane and provision of a diversionary lane.
(ii) Inclusion of existing private lanes and diversionary lane in site area.

- Decision : (i) The committee noted that the diversionary lane was not required under B(P)R for the site, the existing lane would become redundant upon redevelopment and that there was no objection from the outside departments. In line with PNAP APP-73, the committee agreed to the extinguishment and building upon of the identified existing lane, and the provision of a diversionary lane.
- (ii) The committee noted that the identified lanes either would become redundant upon redevelopment or were not required lanes under the BO and that there was no objection from relevant outside departments. Hence, the committee agreed to permit the inclusion of the identified lanes in site area.

(e) BCI 4 11/2010

Issue : Proposed A&A works within a domestic flat of the existing building approved under “Volume Regulation”.

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

(f) BCI 5 11/2010

Issue : Exclusion of new skylights from GFA calculation.

Decision : The committee was of the view that the area under skylight was a floor and should count for GFA calculation. The committee noted that the skylights were excessive in size and did not agree to permit the exclusion of them from GFA calculation.

(g) BCI 6 11/2010

Issue : Application for excessive non-domestic site coverage in accordance with PNAP APP-132.

Decision : Noting that the proposal was in compliance with the criteria set out in PNAP APP-132 and there was no adverse comment from other departments, the committee agreed to grant a modification to permit excessive site coverage.