

**Summary of Decisions of the Building Committee**  
**Building Committee I 45/2010 held on 16.11.2010**

(a) MAI 1 45/2010

- Issue : Conversion of an existing commercial building to a hotel.
- 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) MAI 2 45/2010

- Issue : Exclusion of sunshades / solar glass panel architectural fins from GFA calculation.
- Decision : The committee was not convinced by the justifications, and clarification from the AP was necessary. The committee agreed that the exclusion of sunshades / solar glass panel architectural fins from GFA calculation be not accepted.

(c) BCI 1 45/2010

- Issue : Exclusion of covered area at G/F under the footprint of building from GFA calculation.
- Decision : Having considered the size and design of the covered area, the committee agreed in-principle to the exclusion of the covered area from GFA calculation.

(d) BCI 2 45/2010

- Issue : Exclusion of area for public passage from GFA.
- Decision : The committee noted that the area for public passage was required under the lease, and that the proposal was controlled under the OZP as far as the PR restriction was concerned. The committee also noted that the proposal was well within the permissible PR limit under the B(P)Regs even if the area in question was counted for GFA. The committee took the view that it would be more appropriate to leave the issue for PlanD to decide whether such area should be included in GFA calculation for the purpose of OZP. Noting the current practice, the committee agreed that the proposed exclusion of area for public passage from GFA be not accepted.

(e) BCI 3 45/2010

Issue : Inclusion of lane into site area.

Decision : The committee, having noted that the lane was not a required lane under the BO and that it would not be built over, agreed to the inclusion of the lane in the site area in line with PNAP APP-73.

(f) BCI 4 45/2010

Issue : Decking over of void in a building approved under “Volume Regulations”.

Decision : The committee noted that the proposed works might hinder the removal of the existing unauthorized slabs. Clarification from the AP on the removal of UBW, compliance with s.24 order, and new drainage arrangement were required. The committee agreed that the proposed decking over of void be not accepted.