

**Summary of Decisions of the Building Committee  
Building Committee I 35/2011 held on 30.8.2011**

(a) MAI 1 35/2011

Issue : Exclusion of architectural features from PR and SC calculations.

Decision : Having considered the features were genuine design features, the committee agreed to the exclusion of the features from PR and SC calculations.

(b) MAI 2 35/2011

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)R 23A.

(c) BCI 1 35/2011

Issue : Proposed covered landscaped areas with high headroom.

Decision : Having studied the design, the committee did not accept the proposal in the absence of justifications.

(d) BCI 2 35/2011

Issue : Open space for the purpose of assessing separation distance and permeability of the buildings.

Decision : Having studied the case and noted the relevant statutory controls, the committee raised no in-principle objection to proposal.

(e) BCI 3 35/2011

Issue : Proposed footbridge projecting over street.

Decision : Having studied the case and noted that there was no objection from relevant outside departments, the committee accepted the proposed projection over street under BO s31(1).

(f) BCI 4 35/2011

Issue : Excessive PR and SC under B(P)R 20 and 21.

Decision : Having studied the case, the committee did not accept the proposal under B(P)R 20 and 21.

(g) BCI 5 35/2011

Issue : Shop extension to the yard area of the building approved under the then building regulations.

Decision : Having noted that the PR would not exceed the permissible under the First Schedule, the committee agreed to the granting of technical modification to permit the existing domestic SC on upper floors to exceed the permissible under the B(P)Rs.

(h) BCI 6 35/2011

Issue : Exclusion of covered landscape and play area on G/F from GFA calculation.

Decision : The committee noted that the covered area was similar to a podium garden and open in design. The committee agreed in principle to the proposal.

(i) BCI 7 35/2011

Issue : Proposed change in use from domestic to mahjong parlour (clubhouse).

Decision : As the intended material change in use did not comply with the BO and allied regulations, the committee agreed to prohibit the proposed change in use.

(j) BCI 8 35/2011

Issue : (i) Inclusion of ROW in site area.

(ii) Exclusion of voids over entrance foyers from GFA calculation.

Decision : (i) Having considered the site circumstances, the committee agreed that the ROW should not be included in site area under the BO.

(ii) The committee, having studied the design, agreed to the exclusion of the voids from GFA calculation.