

**Summary of Decisions of the Building Committee
Building Committee I 15/2012 held on 24.4.2012**

(a) BCI 1 15/2012

Issue : Exclusion of the following from GFA calculation in a residential development :-

- (i) roof architectural features; and,
- (ii) heater rooms.

Decision : (i) Having considered that the proposed architectural features were genuine design features and there was no objection from relevant outside departments, the committee agreed to the exclusion of the features from GFA calculation.

- (ii) Noting that the proposed provision was not an amenity feature or an item that might be excluded or disregarded from GFA calculation as promulgated in the relevant PNAPs, the committee agreed that the proposed exclusion of heater rooms from GFA calculation be not accepted.

(b) BCI 2 15/2012

Issue : (i) Application for hotel concession in relation to wholesale conversion of an existing industrial building to a hotel.

- (ii) Disapproval of plans under BO s16(1)(d).

Decision : (i) & (ii) Noting the advice of the relevant outside department and that the proposal was generally in compliance with the criteria set out in PNAP APP-40, the committee agreed in principle to the granting of hotel concession under B(P)R 23A and not to disapprove the plans under BO s16(1)(d) in the aspect of car parking provisions subject to no adverse comments from the relevant outside departments. The committee also agreed that the AP should be reminded of the provision of BO s14(2).