

**Summary of Decisions of the Building Committee**  
**Building Committee I 49/2012 held on 18.12.2012**

(a) MAI 1 49/2012

Issue : Exclusion of enclosed areas on the roof from GFA calculation.

Decision : Having studied the proposal, the committee did not agree to exclude the enclosed areas on the roof from GFA calculation.

(b) BCI 1 49/2012

Issue : Application for hotel concession.

Decision : Noting that the proposal generally complied with the criteria set out in PNAP APP-40, and there was no objection from relevant outside departments, the committee agreed to the granting of hotel concession under B(P)R 23A subject to revised design for proposed BOH facilities. The committee also agreed that the AP should be reminded of the provision of BO s14(2) regarding compliance with the lease conditions.

(c) BCI 2 49/2012

Issue : Proposed high headroom for an industrial development.

Decision : Noting that there were genuine operational needs for the proposed high headroom, the committee raised no objection to the proposal. The committee also agreed that the AP should be reminded of the provision of BO s14(2) regarding compliance with the lease conditions.

(d) BCI 3 49/2012

Issue : Strengthening works to an existing balcony projecting over street.

Decision : Having studied the proposal, the committee agreed in principle to the proposed projection over street. The committee also agreed that the AP should be reminded of the provision of BO s14(2) regarding compliance with the lease conditions.

(e) BCI 4 49/2012

Issue : Validity period of modification / exemption.

Decision : Having considered the AP's justifications and the genuine technical difficulty in obtaining the consent for the commencement of the relevant building works before the expiry of the two-year time limit, the committee agreed to extend the validity period.

(f) BCI 5 49/2012

Issue : Application for hotel concession.

Decision : Noting that the proposal generally complied with the criteria set out in PNAP APP-40, and there was no objection from relevant outside departments, the committee agreed to the granting of hotel concession under B(P)R 23A subject to revised design for proposed BOH facilities.

(g) BCI 6 49/2012

Issue : Application for hotel concession.

Decision : Noting that the proposal generally complied with the criteria set out in PNAP APP-40, and there was no objection from relevant outside departments, the committee agreed to the granting of hotel concession under B(P)R 23A. The committee also agreed that the AP should be reminded of the provision of BO s14(2) regarding compliance with the lease conditions.

(h) BCI 7 49/2012

Issue : Development intensity for a site not abutting a specified street.

Decision : Noting that the proposal was generally in line with the OZP and there was no objection from relevant outside departments, the committee agreed to the proposed development intensity under B(P)R 19(3).

(i) BCI 8 49/2012

Issue : (i) Development intensity for a site not abutting a specified street.

(ii) Non-provision of service lane.

Decision : (i) Noting that the proposal was generally in line with the OZP, the committee raised no in-principle objection to the proposed development intensity under B(P)R 19(3) subject to no adverse comments from relevant outside departments.

(ii) The committee noted that there was no existing lane in the vicinity and that a lane pattern would unlikely be created in future. Having considered the existing layout of the sites in the vicinity, the committee accepted the non-provision of service lane.

(iii) BCI 9 49/2012

Issue : Validity period of modification / exemption.

Decision : Having considered the AP's justifications and the genuine technical difficulty in obtaining the consent for the commencement of the relevant building works before the expiry of the two-year time limit, the committee agreed to extend the validity period.