

**Summary of Decisions of the Building Committee  
Building Committee I 39/2013 held on 2.10.2013**

(a) BCI 1 39/2013

- Issues : (i) Application for hotel concession.
- (ii) Exclusion of roof architectural feature and roof area enclosed by roof feature walls from GFA calculations.
- Decisions : (i) 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 in principle to the granting of hotel concession under B(P)R 23A subject to further substantiation.
- (ii) Having considered that the architectural feature and roof feature walls were genuine design features and that there was no objection from relevant departments, the committee had no objection to exclude the roof architectural feature and roof area enclosed by the roof feature walls from GFA calculations.

(b) BCI 2 39/2013

- Issue : Validity period of modification / exemption.
- Decision : Having considered the AP's justifications, the committee could not identify any genuine technical difficulties or practical problems in obtaining the consent to the commencement of the relevant building works before the expiry of the two-year time limit. The committee did not agree to extend the validity period.

(c) BCI 3 39/2013

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

(d) BCI 4 39/2013

- Issue : Intended material change in use from office to guesthouse.
- Decision : Noting that the intended material change in use was in contravention of the BO, the committee agreed that the intended material change in use be prohibited.

(e) BCI 5 39/2013

Issue : Application for flexible application of site coverage under PNAP APP-132.

Decision : Noting that the proposal generally met the criteria set out in PNAP APP-132, the committee agreed to grant a modification to permit flexible application of site coverage.