

**Summary of Decisions of the Building Committee  
Building Committee I 14/2014 held on 7.4.2014**

(a) MAI 1 14/2014

Issue : Application for hotel concession.

Decision : Noting that the proposal generally met the criteria set out in PNAP APP-40, and there was no objection from the concerned departments, the committee agreed to the granting of hotel concession under B(P)R 23A.

(b) BCI 1 14/2014

Issue : Merging of residential units provided with green balconies and utility platforms resulting in excessive number/size of the same.

Decision : Noting that the proposal involved no enlargement of the existing green balconies and utility platforms, the committee agreed to the granting of modification under the BO to permit merging of the residential units with existing green balconies and utility platforms. Noting the advice of a relevant outside department, the committee also agreed that the AP should be reminded of the provision of BO s14(2).

(c) BCI 2 14/2014

Issues : (i) High headroom of an industrial building.  
(ii) Exclusion of uncovered floor spaces enclosed by enclosure walls of plant rooms from GFA calculations.

Decisions : (i) Noting that there were genuine functional and operational needs for the proposed headroom, the committee had no objection to the proposal.  
(ii) Noting that there were genuine functional and operational needs for the subject floor spaces, the committee had no objection to exclude the floor space from GFA calculations.

(d) BCI 3 14/2014

Issue : Proposed surrender and setback for street widening in return for bonus PR and SC.

Decision : Noting that there was no objection from concerned departments, the committee agreed to grant bonus PR and SC in return for the proposed surrender.

(e) BCI 4 14/2014

Issue : Non-provision of service lane.

Decision : Having regard to the existing lane pattern and the circumstances of the case, the committee agreed that a service lane should be provided for the proposed development.

(f) BCI 5 14/2014

Issue : Development intensity and building height for a site not abutting a specified street of not less than 4.5m wide.

Decision : The committee considered that further substantiation on the proposed use of the building was required and agreed that it was premature to consider the proposal under B(P)R 19(3).