

Summary of Decisions of the Building Committee
Building Committee I 40/2004 held on 12.10.2004

(a) MAI 1 40/2004

- Issue : (i) Hotel concession under B(P)Reg 23A;
(ii) Exclusion of BOH areas from GFA calculations; and
(iii) Exclusion of A/C steel platform from SC and GFA calculations.
- Decision : (i) The committee agreed that the proposal, complying with the requirements set under PNAP 111, fell within the ambit of B(P)Reg 23A.
(ii) Members did not accept the AP's justifications for claiming BOH in excess of 5% of the GFA of the hotel.
(iii) Members agreed that the A/C platform measuring 2.5m x 2m should be included in SC calculation.

(b) MAI 2 40/2004

Issue : Exclusion of covered areas under the proposed eaves of 1500mm width at G/F and 1/F from GFA calculations.

Decision : The committee noted the proposal was supported by the Commissioner for Tourism as well as PM of CEDD, and that the owner had undertaken to restrict the use of the areas in question for public passage only.

The committee also noted that the passage on the 1/F also served as escape route for the adjoining premises.

Taking into account all relevant factors, the committee accepted the exclusion of the areas under the eaves from GFA calculation on the G/F only on the condition that the said areas were clearly marked as "public passage only" on the plans.

(c) BCI 1 40/2004

Issue : S.16 applications in respect of an existing public footbridge with retail areas to be vested to a corporation.

Decision : The committee noted that the subject bridge was an existing footbridge built by government more than 20 years ago with retail activities. Members in the circumstances raised no objection to the s.16 application subject to no adverse comments from TD and PlanD.

(d) BCI 2 40/2004

Issue : Proposed change in use from office to hotel/guesthouse.

Decision : Noting that the proposal did not comply with the requirements set out under PNAP111, the committee rejected the proposal.

(e) BCI 3 40/2004

Issue : Exclusion of void at 1/F over living/dining room from GFA calculation for a 3-storey single-family house.

Decision : The committee accepted the proposal after agreeing that the design was genuine and abuse was unlikely.

(f) BCI 4 40/2004

Issue : Exclusion of covered areas at UG/F landscape area from GFA calculation.

Decision : The committee did not accept the AP's justifications and rejected the proposal.

(g) BCI 5 40/2004

Issue : Inclusion of existing pavement into site areas.

Proposed surrender of a strip of land for street widening in return for bonus SC and PR.

Decision : The committee defer the case pending further information from CBS/HKW.