

Summary of Decisions of the Building Committee
Building Committee I 11/2005 held on 22.3.2005

(a) MAI 1 11/2005

Issue : Proposed change in use from office to guesthouse on 6/F to 23/F.

Decision : Noting that the proposal was in compliance with the requirements set out in PNAP 111, the committee accepted the proposed change in use, subject to acceptance of the proposed centralized hot water system by CBS.

(b) BCI 1 11/2005

Issue : Exclusion of drop-off areas, areas under canopy and void above the entrance lobby from GFA calculations.

Decision : (i) The committee considered the cover over the drop off areas be excluded from GFA calculation under B(P)Reg 23(3)(b).

(ii) Noting that the staircase under the glazed canopy served functional purpose, the committee did not accept the portion of the staircase being excluded from GFA calculation.

(iii) Having considered the design of the proposed building, the committee accepted the exclusion of the voids from GFA calculation.

(c) BCI 2 11/2005

Issue : Proposed advertisement signboards projection out of a composite building.

Decision : The committee, noted that no adverse comments received from outside departments, accepted the signs complying with the requirements set out in PNAP 269 and rejected the wall signs projecting more than 600mm from the external wall.

(d) BCI 3 11/2005

Issue : (a) Exclusion of the following from GFA calculation for a proposed 10-storey domestic building:-

(i) Wider lift lobbies.

(ii) Two refuse rooms on each floor.

(b) Confirmation of the staircase lobbies formed integral parts of the staircases.

- Decision : (a)(i) The committee, having considered the proposal was generally in line with the requirements set out in JPN, accepted the exclusion of portion of the lift lobbies from GFA calculation subject to favourable comment from BIU.
- (ii) The committee, was of the view that the provision of two refuse rooms for two flats was excessive. Hence the committee did not agree to the exclusion of the refuse rooms from GFA calculation.
- (b) The committee, having considered all relevant factors, accepted the proposed staircase lobbies as forming integral parts of the staircases.

(e) BCI 4 11/2005

Issue : Proposed single-family house with floor-to-floor height of 4.5m.

Decision : Having considered the nature of the development, the committee accepted the proposed storey height.