

Summary of Decisions of the Building Committee
Building Committee I 12/2005 held on 6.4.2005

(a) MAI 1 12/2005

Issue : Formal Appeal against BA's decision to refuse proposed development on the excessive provision of carparking and unsatisfactory vehicular access arrangement.

Decision : Having considered TD's views, the committee agreed to contest the appeal on exclusion of carparks from GFA calculation. The committee also agreed that, subject to further advice from TD, the appeal on the vehicular access arrangement be not contested.

(b) BCI 1 12/2005

Issue : Proposed temporary change in use from station entrance to shop.

Decision : The committee noted that bonus concession had not been claimed for the said entrance and that the plot ratio would be within the permissible limit if the areas were counted for GFA. The committee also noted that the basement did not provide with adequate means of escape. The committee decided that there was no in principle objection to the proposed change of use of the premises on the G/F to shop use subject to proper separation of the G/F from the basement and provision of necessary facilities.

(c) BCI 2 12/2005

Issue : Proposed trellises on the flat roof and main roof of a multi-storey residential building.

Decision : Having studied the sizes and the design of the trellises, the committee was of the view that the proposed trellises structures formed additional floors and then should count for GFA.

(d) BCI 3 12/2005

Issue : Proposed change in use from office to residential care home for the elderly on 2/F of a composite building.

Decision : The committee agreed that the proposed change in use be prohibited as the premises did not have adequate means of escape.

(e) BCI 4 12/2005

Issue : Exclusion of voids underneath the EVA/driveway and lift lobbies of a residential development from GFA calculation.

Decision : The committee, having noted the site topography and the design, accepted the exclusion of the voids from GFA calculation.

(f) BCI 5 12/2005

- Issue : Proposed 24-storey commercial building with excessive site coverage with set back in accordance with PNAP 280.
- Decision : As the proposed set back was in compliance with the requirements set out in PNAP 280, the committee accepted the proposed site coverage.