

Summary of Decisions of the Building Committee
Building Committee I 15/2005 held on 26.4.2005

(a) MAI 1 15/2005

Issue : Proposed change in use from office to hotel in a commercial building.

Decision : Noting that the proposal was in compliance with the requirements set out in PNAP 111 and that TD had no adverse comment to the proposed change in use, the committee accepted the proposed change in use.

(b) BCI 1 15/2005

Issue : Proposed exclusion of (i) additional AHU room and (ii) refuse storage and material recovery room from GFA calculations.

Decision : The committee noted that there were existing provisions of AHU rooms and garbage rooms serving the commercial complex. The committee also noted that the proposed garbage room was for the exclusive use of the proposed restaurants only and that such room would become redundant when the restaurants were reverted to other uses. Hence the committee did not agree to the exclusion of the proposed garbage room from GFA calculations. For the proposed AHU room, the committee, noted that the information on the details of the existing plant rooms and AHU rooms would need to be provided and justifications on why the existing rooms could not cater for the additional demand on air-conditioning before further consideration could be given.

(c) BCI 2 15/2005

Issue : Proposed extinguishment, building over and inclusion in site area of an existing rear lane in a re-development project.

Decision : The committee noted that occupant of the adjoining building could gain access to the adjacent streets through a public lane on one side and through the proposed open space on the other. The committee, having considered the design of the proposed re-development scheme plan, accepted the proposed extinguishment, inclusion in site area and building over of the existing lane.

(d) BCI 3 15/2005

Issue : Proposed extension to an existing building in a site abutting on a street of less than 4.5m wide.

Decision : Members noted that the existing street was substandard in design. Members also noted that re-development of sites along the street were considered by BAC, members agreed that the case be referred to BAC for a decision.

(e) BCI 4 15/2005

Issue : Proposed exclusion of wider lift lobbies serving one flat on each floor of a residential building from GFA calculations.

Decision : The committee noted that the proposed lift lobbies were not for common use and therefore did not qualify for the concession set out in JPN1. Hence the committee agreed the whole of the lift lobbies should be accountable for GFA calculations.