

Summary of Decisions of the Building Committee
Building Committee I 20/2005 held on 31.5.2005

(a) BCI 1 20/2005

Issue : Proposed 9-storey composite development for institutional use comprising, inter alia, a residential care home for the elderly, without the provision of service lane.

Decision : The committee noted that there was no existing lane in the neighbourhood. The committee also noted that the likelihood of having a lane pattern created in the vicinity was quite remote. Taking into account the nature of the development, the committee accepted the proposal.

(b) BCI 2 20/2005

Issue : Proposed change in use from non-domestic to hotel of a 24-storey commercial building without the provision of on-site transport facilities.

Decision : Having considered the size of the site, the scale of the development and the advice from the relevant government department, the committee accepted the proposal.

(c) BCI 3 20/2005

Issue : Proposed concession for a 28-storey hotel without the provision of on-site transport facilities.

Decision : The committee, having noted the advice from the relevant government department, did not accept the proposal without the provision of on-site transport facilities.

(d) BCI 4 20/2005

Issue : Proposed single-family house with excessive carparking spaces.

Decision : Having noted the reservation from PlanD and the advice from TD on the provision of the minimum number of carparking spaces, the committee agreed that the carparking provision exceeding the minimum provision should be counted for GFA.

(e) BCI 5 20/2005

Issue : Proposed residential development with high headroom over living rooms and provision of A/C platform of 700mm wide.

Decision : The committee, having considered the design and the nature of development, accepted the high headroom for the living rooms. The committee also accepted the A/C platform of projection having a width of 700mm.

(f) BCI 6 20/2005

Issue : (i) Combination of two parcels of lands under different town planning zones into a single site and
(ii) Inclusion of the area of a service lane running through a site in site area.

Decision : The committee accepted the site defined by the AP as a single site for the purpose of development under the BO. The committee also accepted the inclusion of the service lane in site area pursuant to PNAP 179.

(h) BCI 7 20/2005

Issue : Proposed conversion of the existing cinema to a restaurant with the existing voids to be excluded from GFA calculation.

Decision : Having considered the design and the existing situation, the committee accepted the exclusion of the existing voids from GFA calculation.