

Summary of Decisions of the Building Committee
Building Committee I 27/2005 held on 19.7.2005

(a) MAI 1 27/2005

Issue : Proposed 26-storey composite building without the provision of service lane.

Decision : The AP was requested to provide further justification for consideration.

(b) MAI 2 27/2005

Issue : Proposed hotel with some suite type guestrooms.

Decision : Members noted that the percentage of suite type guestroom proposed in the hotel was only a small percentage. Taking into account AP's justification and comments from outside department, the committee accepted the proposal a genuine hotel and agreed to grant hotel concession.

(c) MAI 3 27/2005

Issue : Proposed exclusive of A/C platform in excess of 600mm wide for a hotel from SC and GFA calculation.

Decision : The committee noted that the site coverage of the proposed A/C platform was less than that for A/C platform having a width of 600mm wide. Taking into account the special circumstances of the case, the committee agreed to exclude the A/C platform for site coverage calculation.

(d) MAI 4 27/2005

Issue : Proposed PPE establishment located on top of the proposed 6-storey commercial building.

Decision : The committee noted that the Fire Safety Committee had no in-principle objection to the proposal, the police had no objection to the crowd control measures and there was no adverse comment from relevant departments. The committee accepted the proposed PPE establishment to be located on a commercial building subject to the outstanding fire safety issues being resolved and the measures proposed in the fire safety report being implemented.

(e) BCI 1 27/2005

Issue : Exclusion of proposed trellises within the curtilage of individual houses and trellis-like pavilions on common swimming pool deck from GFA calculation.

Decision : The committee, taken into account views of relevant departments, agreed to allow the trellis-like pavilions on the swimming pool only be excluded from GFA calculation.

(f) BCI 2 27/2005

Issue : Proposed office building with the following areas excluded from GFA calculation:

- (i) set back area on G/F
- (ii) void at 1/F in periphery of escalator lobby/ foyer
- (iii) A/C plant rooms for sea water cooling unit
- (iv) Covered area over driveway at the entrance

Decision : The committee required further information on the use and treatment of the set back areas on G/F and a model to demonstrate the effect of the void on 1/F for further consideration. The committee had no in-principle objection to the exclusion of the A/C plant rooms and the covered areas to be excluded from GFA calculation subject to checking of the details of the layout of the plants and reduction in the size of the covered area over the driveway.

(g) BCI 3 27/2005

Issue : Form BA15 for a intended material change in use from a carpark space to servant's quarter had already been taken place.

Decision : The Committee rejected the Form BA15 as section 25(1) of the Buildings Ordinance was not applicable on the subject case. The applicant would be advised that the unauthorized structure on site would be referred to the Existing Building Division for follow up action in accordance with the current enforcement policies.

(h) BCI 4 27/2005

Issue : Exclusive of proposed covered walkways and covered link bridge for the existing estate from GFA calculation.

Decision : Having noted that proposal was to improve the accessibility of an old estate. In line with the spirit under PNAP 116, the committee accepted the proposals in principle.

(i) BCI 5 27/2005

Issue : Projection of a proposed entrance shelter of an education institution over a private street.

Decision : Having considered the design and the nature and the comments made by relevant outside departments, the committee accepted the projection over street.

(j) BCI 6 27/2005

Issue : Proposed solar tower with the following voids excluded from GFA calculation:

- (i) a central void from G/F to 2/F;
- (ii) void above the main entrance from G/F to 2/F;
- (iii) voids above display areas on 1/F & 2/F;
- (iv) void housing the plant over the main roof.

Decision : Having considered the design and the nature of the development, the committee had accepted the exclusion of the above voids from GFA calculation but required the skylight next to the central void on 2/F and the staircase at the roof level to count for GFA.

(k) BCI 7 27/2005

Issue : Proposed signboard over the street.

Decision : Noting that the proposal complied with PNAP 269 and no adverse comments had been received from relevant departments, the committee accepted the projection of the signboard over street.