

Summary of Decisions of the Building Committee
Building Committee I 29/2005 held on 2.8.2005

(a) MAI 1 29/2005

Issue : Formal appeal against BA's disapproval of plans on inclusion of carparks, driveway and certain areas in GFA calculation and on fire separation requirements.

Decision : The committee agreed to refer the case to BAC for a decision.

(b) BCI 1 29/2005

Issue : Proposed building over and inclusion of a street into site area calculation.

Decision : The committee noted that the proposed street was intended to serve the adjoining market. To enable the committee to further consider the application, information on the status of the street and the future maintenance responsibility should be provided together with background information on the reason why such street should not be reverted to government. Further substantiation on the reasons that BA should grant the modification and exemption should also be provided.

(c) BCI 2 29/2005

Issue : Proposed low rise residential development in a site fronting a street less than 4.5m wide

Decision : The committee noted that the proposal would extinguish the existing footpaths providing access to the adjoining buildings. The committee also noted that the AP was required to clarify on a number of issues with the relevant departments. In the circumstances, the committee decided that it was premature to make a decision on the acceptability of the proposal under B(P)Reg 19(2).

(d) BCI 3 29/2005

Issue : Proposed hotel development with :-
(i) portion of the site lying underneath an existing elevated flyover included in site area;
(ii) hotel concession claimed.

Decision : (i) The committee noted that there were sites within similar characteristics in the neighbourhood. The committee agreed to defer the case pending research into other similar cases.
(ii) The committee, having noted that the proposal was not in compliance with the requirements set out in PNAP 111 refused to grant hotel concession. In addition, the AP was required to justify the need for the provision of the number of suite-type guestrooms in the hotel.