

Summary of Decisions of the Building Committee
Building Committee I 32/2005 held on 23.8.2005

(a) MAI 1 32/2005

Issue : Exclusion of voids over the living/dining rooms in duplex units from GFA calculation for a domestic development.

Decision : Having considered the design of the flats, the total areas of the voids to be exempted, the anti-abuse measures provided and the apparent effect on building bulk, the committee accepted the proposal.

(b) MAI 2 32/2005

Issue : Proposed hotel development claiming hotel concession.

Decision : The committee noted that the AP had not provided information to substantiate the need for the suite-type guestrooms which resembled flat-type development. The committee also noted that there were inadequate provisions of hotel facilities. The committee also suspected that the proposed “centralized” A/C system could be modified into individual A/C system. Having considered all the relevant factors, the committee did not satisfy that the proposed design was for a genuine hotel and hence did not agree to grant hotel concession under B(P)Reg 23A in respect of the proposed project.

(c) BCI 1 32/2005

Issue : Exemption of back-of-house areas for a hotel converted from the existing residential building.

Decision : The committee noted that the site was subject to a plot ratio of 3 under the town plan and a planning permission had been obtained for the proposed use. The committee also noted that the subject was for application for exemption of the back-of-house areas for GFA (BOH) calculation. Having studied the plans, the proposed BOH facilities, the committee agreed to exempt the said BOH facilities for GFA calculation subject to the GFA of the proposed hotel complied with the OZP restriction.