

Summary of Decisions of the Building Committee
Building Committee I 34/2005 held on 6.9.2005

(a) MAI 1 34/2005

Issue : Proposed residential development at a site abutting on a footpath less than 4.5m wide.

Decision : The committee noted that the proposed low-density development complied with the permissible intensity set out in the town plan. The committee also noted that the site was accessible from a public pier via an existing footpath. The committee hence accepted in principle the proposed development intensity subject to the availability of an unfettered right of way.

(b) BCI 1 34/2005

Issue : Proposed change in use from office to hotel/guesthouse.

Decision : The committee noted that the proposal did not comply with the requirements set out in PNAP 111 on the provision of central A/C and hot water system and hotel ancillary facilities. Hence, the committee did not accept the proposed change in use.

(c) BCI 2 34/2005

Issue : Proposed stairlift providing access for person with a disability to the Bank office and the lift lobby at G/F with railing projected over the street.

Decision : The committee accepted the proposal subject to improvement of the design of the railing to eliminate potential hazard to the public.

(d) BCI 3 34/2005

Issue : Proposed glass canopies outside the main entrance lobbies of a residential development.

Decision : The committee did not agree to grant a modification for the canopies due to their excessive size.

(e) BCI 4 34/2005

Issue : Hotel concession for a change in use from commercial/ office to hotel.

Decision : The committee noted that the proposal did not comply with the requirements set out in PNAP 111 including inter alia the non-provision of central A/C, BOH/FOH and on-site transport facilities. Taking note of the excessive size of the proposed guestroom, the committee asked for justification on the size of the said rooms. Taking into all relevant issues, the committee did not agree to grant the hotel concession.

(f) BCI 5 34/2005

Issue : Excessive A/C plant rooms for the podium of a composite development.

Decision : The committee noted that the details of the layout of the plants had been vetted and accepted by EMSD. The committee therefore accepted the proposal.

(g) BCI 6 34/2005

Issue : Exclusion of voids over the ballrooms and workshops etc created in the conversion of an existing cinema and plant room to other uses.

Decision : Having studied the design, the committee accepted the proposed voids.

(h) BCI 7 34/2005

Issue : Exclusion of the followings from GFA and SC calculations:-

(i) Proposed wall-mounted advertisement signboard projecting from the external walls;

(ii) Proposed A/C platforms with excessive width.

Decision : (i) The committee did not identify any justification to accept the signboard deviated from the requirements set out in PNAP 269. Hence, the committee did not agree to exclude the signboards from SC and GFA calculation.

(ii) The committee noted that the A/C platforms had to cater for service pipes and ducts. Having studied the layout and the proposed width, the committee agreed to exclude the AC platforms from GFA calculation.

(i) BCI 8 34/2005

Issue : Hotel concession for a proposed hotel with suite type guestrooms.

Decision : The committee noted that the TPB had no objection to the development of the site to hotel. The committee also noted TPB deferred the granting of hotel concession under B(P)Reg 23A to the decision of the BA. Noting the design of the proposal did not resemble a genuine hotel, the Chairman decided not to grant hotel concession to the proposed development.