

Summary of Decisions of the Building Committee
Building Committee I 36/2005 held on 20.9.2005

(a) MAI 1 36/2005

Issue : Formal Appeal against BA's disapproval of a hotel proposal based on non-provision of on-site transport facilities.

Decision : The committee, having considered TD's advice, agreed to contest the appeal.

(b) MAI 2 36/2005

Issue : Application for bonus plot ratio and site coverage in return for the surrender of a setback for public passage at G/F.

Decision : The committee noted that the area was required by government for public passage. Hence, the committee agreed to grant bonus plot ratio and site coverage in return for surrender of the strip of land in question for pavement widening subject to acceptance of the proposed surrender by LandsD.

(c) BCI 1 36/2005

Issue : Projection of a canopy projected within 4.5m from the centre line of a public road/EVA.

Decision : The committee noted that the proposed canopy complied with B(P)Reg 10(4)(a) and that the study undertaken by the AP indicated that the proposed canopy would not have any adverse effect on the lighting and ventilation provision. The committee also noted that the owner would undertake to remove the canopy upon request of HyD and that objection had not been raised by the relevant government departments. Having considered all relevant factors, the committee agreed to grant a modification to permit the proposed canopy to project within 4.5m from the centre line of the street.

(d) BCI 2 36/2005

Issue : Application for hotel concession for a conversion from office to hotel building.

Decision : The committee agreed by majority that the design and layout of the guestrooms did not resemble a genuine hotel. Hence, the committee did not agree to grant hotel concession.