

Summary of Decisions of the Building Committee
Building Committee I 41/2005 held on 25.10.2005

(a) MAI 1 41/2005

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

Decision : The committee decided to invite TD to provide advice for the committee's consideration.

(b) MAI 2 41/2005

Issue : Claiming of hotel concession for a proposed a hotel development without on-site parking facilities.

Exclusion of area proposed to dedicate for public passage from GFA calculation.

Decision : The committee noted that the proposed public passage was to replace the public pavement which would be turned into a loading bay. The AP advised the committee that structural columns were required to be provided on the outer edge of the proposed public passage on structural ground. Having considered all relevant factors, including the advice of TD, the committee agreed to the exclusion of a 2.5m wide strip of proposed public passage from GFA subject to confirmation that it was not feasible to build the proposed building without the presence of the proposed column and that the number of columns proposed was the minimum required from structural engineering ground. Subject to the above, the committee also agreed to grant hotel concession under B(P)Reg 23A in respect of the proposed hotel development.

(c) MAI 3 41/2005

Issue : Hotel concession for a proposed hotel to be converted from an existing office building without on-site parking facilities.

Decision : The committee noted that the proposal was generally in compliance with the requirements set out in PNAP 111. Hence the committee agreed to grant concession subject to no objection from TD.

(d) BCI 1 41/2005

Issue : Proposed single-family house at a site abutting a street less than 4.5m wide and with a headroom of 4.5m on G/F.

Decision : The committee noted that the OZP of the site restricted development to 2 storeys over a level of carport and to a maximum plot ratio of 0.6. The committee accepted a development intensity complying with the OZP restriction under B(P)Reg 19(2).

The committee, having considered the design of the proposed house, also accepted the proposed storey height at G/F under the Building Ordinance.

(e) BCI 2 41/2005

Issue : Hotel concession for hotel without provision of on-site transport facilities.

Exclusion of area proposed to dedicate for public passage from GFA calculation.

Decision : Having noted TD's advice on the adverse effect of the proposal, the committee did not accept the exclusion of area proposed to dedicate for public passage. Having noted that the proposal did not incorporate on-site transport facilities, did not comply with the requirements set out in PNAP 111 in terms of the centralized A/C and hot water system and that the design of the ground floor did not resemble a genuine hotel, the committee did not agree to grant hotel concession under B(P)Reg 23A.

(f) BCI 3 41/2005

Issue : Exclusion of the area under the roof feature from GFA calculation.

Decision : Having noted that the features would be erected on a private roof and such features covered more than 80% of the roof area, the committee agreed that such roof features were accountable for GFA.

(g) BCI 4 41/2005

Issue : Proposed set back at G/F with excessive non-domestic site coverage of the podium above 15m in excess of the permissible under the B(P)Reg.

Decision : The committee agreed that the proposal did not comply with the requirements of PNAP 280 in that the setback area included an area to be surrendered for pavement widening. Hence, the committee did not agree to grant exemption for excessive site coverage.

(h) BCI 5 41/2005

Issue : Hotel concession for a hotel.

Decision : As the proposal was in general complying with the requirements set out in PNAP 111, the committee agreed to grant hotel concession subject to no adverse comments from TD.

(i) BCI 6 41/2005

Issue : Conversion of office to hotel use for two floors of an office building.

Decision : Noting that the proposal complied with the requirements set out in PNAP 111, the committee agreed to grant hotel concession subject to no adverse comments from TD.

(j) BCI 7 41/2005

Issue : Exclusion of the area under the roof trellises from GFA.

Decision : Having studied the plans, the committee requested information on whether the roof was a common area covered by DMC and whether commercial activities would be conducted on the roof for further consideration.

(k) BCI 8 41/2005

Issue : Exclusion of atrium void from GFA calculation for an institution building.

Decision : Having studied the design of the proposed building and noting comments from the relevant departments, the committee agreed to exempt the void in the atrium from GFA calculation.

(l) BCI 9 41/2005

Issue : Proposed dedication of setback areas and corner sprays for a 30-storey hotel development in return for bonus PR and SC.

Decision : The committee was of the view that the surrender was preferred to dedication. Hence, the AP should be asked to explore the option of surrender subject to acceptance of the same by LandsD and HyD.

(m) BCI 10 41/2005

Issue : Proposed inclusion of the right of ways (ROW) fronting the site into site area and counting of the existing approved service lane for site area for a residential development.

Decision : The committee noted the ROW fronting the existing buildings was a street and hence did not agree to the inclusion of the same in site area.

The committee also noted that proposed site would be served at the front and the other end by two right of ways. Hence the existing service lane behind one of the lots would no longer be regarded as a required lane. The committee in the circumstances agreed to allow the said service lane, also ROW, to count for site area.