

Summary of Decisions of the Building Committee
Building Committee I 42/2005 held on 1.11.2005

(a) MAI 1 42/2005

Issue : Formal appeal against BA's disapproval be contested.

Decision : The committee, having considered TD's advice and having reviewed the plans, agreed to refer the appeal to BAC for a decision.

(b) MAI 2 42/2005

Issue : Exclusion of trellises over common roof and architectural features on main roof from GFA calculation.

Decision : The committee, having considered the size and the design of the trellises, required further information on the design concept of the trellises for further consideration. Taking into account PlanD's comment, the committee was of the view that the AP should review and reduce the size of the architectural features on the main roof.

(c) BCI 1 42/2005

Issue : Proposed addition at ground floor of an existing building approved under "Volume" Regulation.

Decision : Although the AP proposed to offset the additional GFA created by the new extension at G/F by removing part of an upper floor, the committee did not agree to the proposal as any new extension should comply with the current regulation.

(d) BCI 2 42/2005

Issue : Proposed setback for a composite building in return for excessive non-domestic site coverage under PNAP 280.

Decision : The committee was of the view that the disposition of the setback areas did not comply with para. 3(e) of PNAP 280. Then the committee did not agree to grant the modification for excessive site coverage.

(e) BCI 3 42/2005

Issue : Proposed redevelopment for a 4-storey single-family building without the provision of service lane.

Decision : The committee noted that there was no existing lane pattern in the vicinity and there was no prospect in forming one in the future. Subject to demonstration of the servicing strategy to CBS's satisfaction, the committee agreed to the non-provision of a service lane for the proposed redevelopment.