

Summary of Decisions of the Building Committee
Building Committee I 12/2006 held on 21.3.2006

(a) MAI 1 12/2006

Issue : Application for hotel concession.

Decision : Having noted that adequate on-site transport facilities had not been provided and the non-compliance with other requirements set out in PNAP 111, the committee agreed not to grant hotel concession under B(P)Reg 23A.

(b) BCI 1 12/2006

Issue : Exclusion of void over living room for a single family house.

Decision : The committee agreed not to grant exemption of the void from GFA calculation having studied the design of the house.

(c) BCI 2 12/2006

Issue : Exclusion of void over living room for a single-family house.

Decision : The committee, having studied the design of the house, agreed not to grant exemption of the proposed void from GFA calculation.

(d) BCI 3 12/2006

Issue : Proposed single-family house development without the provision of a service lane.

Decision : Having noted that there was no existing lane pattern in vicinity and that there was no prospect of creating a new one in future, the committee accepted the non-provision of a service lane.

(e) BCI 4 12/2006

Issue : Proposed commercial building with setback at street level in return for excessive non-domestic site coverage.

Decision : The committee accepted the proposed excessive site coverage after noting that the proposal was in compliance with the requirements set out in PNAP 280.

(f) BCI 5 12/2006

Issue : Proposed canopy projected over street.

Decision : The committee noted that the proposed canopy was akin to an architecture feature. The committee could not identify any justifiable grounds to allow the feature to project over the street in excess of the limit allowed under the B(P)Reg.

(g) BCI 6 12/2006

Issue : Site classification for a site abutting two public streets and a strip of government land.

Decision : The committee noted that the strip of government land, comprising footpaths on both sides and subway entrance in the middle, was maintained by HyD. The committee also noted that the land in question had been rezoned from "O" to "Road" under the OZP. Taking all relevant factors into consideration, the committee agreed that the strip of land was a "specified street" under B(P)Reg 18A and that the site was a "Class C" site.

(h) BCI 7 12/2006

Issue : (i) Application for hotel concession for the conversion of an exiting non-domestic building into hotel.
(ii) Building for domestic use with a service lane of 2.4m wide.

Decision : Further information and justification from the AP was required on the size of the proposed guestrooms on the lower floors and the design concept of the guestroom with door opening direct to the street on G/F.

(i) BCI 8 12/2006

Issue : High headroom for studios of a television broadcasting building.

Decision : The committee, having noted the functional requirements of the proposed studios, accepted the proposed headroom.