

Summary of Decisions of the Building Committee
Building Committee I 17/2006 held on 25.4.2006

(a) MAI 1 17/2006

Issue : Application of hotel concession for a hotel conversion proposal.

Decision : The committee noted that the AP had justified the transport arrangement and TD had no objection. The committee also noted that the AP had revised the design of the guestrooms and the provision of the proposal was generally in compliance with the requirements set out in PNAP 111. Hence the committee agreed to grant hotel concession under B(P)Reg 23A subject to the provision of disabled guestroom and the operator's undertaking letter.

(b) MAI 2 17/2006

Issue : (i) Exclusion of the areas covered by the trellis from GFA calculation.
(ii) Exclusion of the filtration plant rooms for water feature wall, irrigation system and swimming pool from GFA calculation.

Decision : (i) Having studied the design, the committee did not agree to exclude the areas covered by the trellis supported by substantial RC construction.
(ii) The committee considered that the AP should provide further justifications on the need of the filtration plant rooms for the water feature walls and the irrigation system.

(c) MAI 3 17/2006

Issue : Formal appeal against BA's decision to refuse building plans on the clarification on site area and the contravention of OZP in terms of permissible PR.

Decision : Having considered all relevant factors, the committee agreed to contest the appeal.

(d) BCI 1 17/2006

Issue : Proposed change in use from office to guestroom on 1/F of a single-staircase building.

Decision : The committee noted that there was no objection from relevant departments and accepted the proposed change in use subject to the submission and the approval of the relevant A&A works.

(e) BCI 2 17/2006

Issue : Headroom of the study room/staircase for a single-family house.

Decision : The committee, having considered the pitched roof design and no objection from relevant departments, accepted the proposed headroom.

(f) BCI 3 17/2006

Issue : Proposed composite development without the provision of on-site transport facilities.

Decision : The committee noted that TD, having considered the circumstance, would not insist the provision of on-site transport facilities if the commercial floor was restricted to one floor only hence the committee had no objection to the proposal.

(g) BCI 4 17/2006

Issue : Application of hotel concession for a hotel conversion proposal.

Decision : The committee noted that the proposal was generally in compliance with the requirements set out in PNAP 111 and there was no objection from relevant departments. Hence the committee agreed to grant hotel concession under B(P)Reg 23A.

(h) BCI 5 17/2006

Issue : Proposed change in use from billiard club to shop.

Decision : As the change in use would contravene the B(P)Reg 41(1), the committee agreed that the change in use should be prohibited under s.25 of the BO.

(i) BCI 6 17/2006

Issue : Proposed change in use from restaurant to office.

Decision : As the change in use had already taken place, the committee agreed that the submission of Form BA 15 was not appropriate. Case would be referred to EBD for follow up action in accordance with its enforcement policy.