

Summary of Decisions of the Building Committee
Building Committee I 22/2006 held on 30.5.2006

(a) MAI 1 22/2006

Issue : Claiming of hotel concession under B(P)Reg 23A.

Decision : The committee, having noted that Transport Department did not agree to the non-provision of on-site transport facilities and that some of the guestrooms were not provided with prescribed windows, the committee did not agree to grant hotel concession under B(P)Reg 23A.

(b) MAI 2 22/2006

Issue : (i) Exclusion of voids over living/dining room in duplex units from GFA calculation.

(ii) Windows facing into an elevated road with public carpark underneath.

Decision : (i) The committee, having studied the size of the units and the design of the voids, did not agree to exclude the said voids from GFA calculation.

(ii) The committee, having studied the plans and noting the zoning of the land facing the windows, agreed that the windows faced onto a street.

(c) BCI 1 22/2006

Issue : Proposed surrender of setback area on G/F for road widening in return for bonus Plot Ratio and Site Coverage.

Decision : The committee, having considered the comments from relevant departments, accepted the proposed surrender of the setback area in return for bonus Plot Ratio and Site Coverage.

(d) BCI 2 22/2006

Issue : Conversion of an existing office building into hotel with hotel concession under B(P)Reg 23A.

Decision : The committee, having noted that TD had no objection to the non-provision of on-site transport facilities and that the proposal was in compliance with requirements set out in PNAP 111, agreed to grant hotel concession under B(P)Reg 23A.

(e) BCI 3 22/2006

Issue : Conversion of an existing office into hotel with hotel concession under B(P)Reg 23A.

Decision : The committee, having noted that TD had no objection to the non-provision of on-site transport facilities and that the proposal was in compliance with requirements set out in PNAP 111, agreed to grant hotel concession under B(P)Reg 23A.

(f) BCI 4 22/2006

Issue : Exclusion of covered flat roof by green balconies above from GFA calculation.

Decision : The committee, having considered the design, agreed to exclude the covered flat roof from GFA calculation subject to the imposition of conditions for prevention of abuses.

(g) BCI 5 22/2006

Issue : (i) Exclusion of void over entrance lobby from GFA calculation for an office development.

(ii) High headroom of lift halls cum circulation area.

Decision : The committee, having studied the design, agreed to exclude the void from GFA calculation and accepted the high headroom of the lift halls cum circulation area subject to clear indication on the plans that the areas would only be used as entrance lobby and lift halls.

(h) BCI 6 22/2006

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

Decision : The committee agreed to refer the case to BAC for a decision.

(i) BCI 7 22/2006

Issue : (i) Disapproval of plan under BO s16(1)(h) .

(ii) Application of hotel concession for a hotel proposal.

Decision : (i) The committee, having noted the advice from TD on the proposed run in/out, agreed to invoke BOs16(1)(h) for disapproval of plans.

(ii) The committee, noted that the run in/out was not acceptable under s16(1)(h) of the BO, that the proposal did not comply with the town plan and that the proposal resembled domestic flats, hence, the committee did not agree to the granting of hotel concession under B(P)Reg 23A.

(j) BCI 8 22/2006

Issue : Exclusion of voids over atrium and shop from GFA calculation and high headroom for skygarden, shop and offices.

Decision : The committee invited the AP to present his case to the committee.

(k) BCI 9 22/2006

Issue : Enclosure of the roof by large signboard.

Decision : The committee, having considered the design, agreed that the enclosed areas should be counted for GFA calculation.