

Summary of Decisions of the Building Committee
Building Committee I 39/2006 held on 26.9.2006

(a) MAI 1 39/2006

Issue : Exclusion of covered walkways at the entrances of the domestic towers from GFA calculation.

Decision : The committee did not agree to exclude the covered walkways from GFA due to their excessive size.

(b) MAI 2 39/2006

Issue : Proposed change in use from shops to residential care home for the elderly (RCHE).

Decision : The committee noted there were approved cinemas on the same floor inter-connected with the proposed RCHE. Having considered the circumstances of the case, the committee did not agree to the proposed change of use.

(c) MAI 3 39/2006

Issue : Formal appeal against the disapproval of building plans.

Decision : Having considered the grounds of appeal, the committee agreed to refer the case to BAC for a decision.

(d) BCI 1 39/2006

Issue : Excessive non-domestic site coverage for carparking podium of an office building.

Decision : Having considered the design, the committee was of the view that the AP should provide further justifications on the need to have a podium height in excess of 15m.

(e) BCI 2 39/2006

Issue : (i) Exclusion of BOH area from GFA calculation for a hotel development

(ii) Exclusion of voids over ballroom, pre-function and gymnasium from GFA calculation.

(iii) Exclusion of architectural features from PR and SC calculations.

- Decision : (i) Having studied the plans, the committee accepted that the proposal was for a hotel development. As the proposal was in compliance with the criteria set out in PNAP 111, committee agreed to exclude the BOH areas from GFA calculation subject to no objection from TD.
- (ii) The committee, having considered the design, agreed to exclude the voids over ballroom, pre-function room and gymnasium from GFA calculation.
- (iii) The committee, having considered the projection of the architectural features excessive, did not agree to the exclusion of the said features from PR and SC calculations.
- (f) BCI 3 39/2006
- Issue : (i) Exclusion of voids over living rooms in duplex units.
- (ii) Proposed headroom of the split-level units.
- Decision : (i) The committee, having studied the design, had no objection to exclude the voids, other than the narrow void next to the staircase for unit C. The committee requested the AP to advise on the design concept in respect of the portion of the void next to the staircase in unit C for further consideration.
- (ii) For split-level units, the committee did not accept the 4.2m headroom but agreed to accept the units with a headroom of 3.9m. The committee agreed that the AP should be reminded that the proposal might not be acceptable under the lease.