

Summary of Decisions of the Building Committee
Building Committee I 40/2006 held on 3.10.2006

(a) MAI 1 40/2006

Issue : Proposed single-family house with excessive carparking spaces.

Decision : The committee deferred a decision and requested TD and PlanD to provide further written advice on the subject relating to the standards under the HKPSG and on compliance with the relevant OZP respectively.

(b) BCI 1 40/2006

Issue : Exclusion of the areas covered by green balconies from GFA calculation.

Decision : The committee, having noted the covered flat roof were open on at least two sides and the areas under balconies was subject to the 8% cap under JPN, agreed to exclude the areas under green balcony from GFA calculation.

(c) BCI 2 40/2006

Issue : Exclusion of the areas covered by green balconies from GFA calculation.

Decision : The committee, having noted the covered private garden were open on at least two sides and the areas under balconies was subject to the 8% cap under JPN, agreed to exclude the areas under green balcony from GFA calculation.

(d) BCI 3 40/2006

Issue : (i) Exclusion of portion of private swimming pool covered by green balconies and utility platforms from GFA calculation.

(ii) Exclusion of the areas covered by green balconies and utility platforms from GFA calculation.

Decision : (i) The committee, having studied the design, did not agree to the exclusion of the covered swimming pool from GFA calculation.

(ii) The committee, having noted the area were opened on at least two sides and was subject to the 8% cap under JPN, agreed to exclude the areas under green balcony/utility platform from GFA calculation.

(e) BCI 4 40/2006

- Issue : Exclusion of voids over entrance foyers and living rooms from GFA calculation.
- Decision : The committee did not agree to the exclusion of the proposed voids over the entrance foyers and living rooms from GFA taking into account their sizes.

(f) BCI 5 40/2006

- Issue : (i) Provision of recreational facilities for two sites under one single lot.
- (ii) Exclusion of architectural features projection over private flat roof.
- Decision : (i) The committee noted that the lot was separated by a road into two portions which would be handed over to government upon completion. The committee also noted that the two portions would be retained as one single lot under the lease. Having considered the site layout, the AP was required to provide further information on the access arrangement for the occupant of one portion of the site to the clubhouse which was located on the other portion of the site for further consideration.
- (ii) Having considered the design and the projection, the committee agreed to seek advice within the department prior to making a decision.

(g) BCI 6 40/2006

- Issue : Proposed change in use from department store to guesthouse.
- Decision : Having noted the proposal was not in compliance with the criteria set out in PNAP 111 in term of provision of BOH, FOH, central A/C and hot water systems and the objection from TD, the committee did not accept the proposed change in use.