

Summary of Decisions of the Building Committee
Building Committee I 50/2006 held on 12.12.2006

(a) MAI 1 50/2006

Issue : Formal appeal against the disapproval of a proposed single-family house with 4 numbers of carparking spaces.

Decision : (i) Having noted the latest advice from TD on the accepted number of carparking spaces under the HKPSG and PlanD's no-objection to the exclusion of the same, the committee agreed not to contest the appeal in respect of the aspect on requiring the inclusion of the two numbers of carparking space in GFA calculation;

(ii)(a) The committee, having noted that a fire certificate had actually been issued before the date of disapproval, agreed not to contest the appeal against the disapproval of the plans under Section 16(1)(b) of the BO;

(ii)(b) As the committee agreed that the proposal did not comply with the requirement on FRP, the committee agreed to contest the appeal in this regard.

(b) MAI 2 50/2006

Issue : Exclusion of filtration & heating plant rooms, A/C and water pump/tank rooms from GFA calculation for the single-family houses development.

Decision : The committee, having heard AP and his consultant's presentation and noted that the size of the plant rooms had been reduced to a reasonable size, agreed to the exclusion of the plant rooms from GFA calculation.

(c) MAI 3 50/2006

Issue : (a) Exclusion of sky gardens and refuge floor from GFA calculation.
(b) Exclusion of flat roofs covered by the building above from GFA calculation.

Decision : (a) Having studied the design of the refuge floor, the committee agreed the exclusion of the sky garden and refuge floor from GFA calculation subject to the clarification of the exact intended use of the proposed refuge floor and if it was designated for sky garden as well, the criteria set out in the relevant JPN should be complied with.

(b) The committee noted that the flat roofs were located on the floor accommodating plant rooms and refuge floor and sky gardens. The committee also noted that the flat roofs were small in size and not readily accessible. Hence the committee agreed to grant a modification to permit the exclusion of the subject flat roofs from GFA calculation.