

Summary of Decisions of the Building Committee
Building Committee I 5/2007 held on 30.1.2007

(a) MAI 1 5/2007

- Issue : (i) Application for hotel concession for a proposed hotel conversion project.
- (ii) Non-provision of service lane.
- Decision : (i) 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 outside department. Having considered the layout of the proposed hotel including the furniture layout for some of the guest rooms, the committee agreed to grant hotel concession under B(P)Reg 23A.
- (ii) The committee noted that the building was an existing building. The committee having considered the case accepted the non-provision of a service lane.

(b) MAI 2 5/2007

- Issue : Creation of a void in an existing house.
- Decision : The committee, having studied the design of the void, did not agree to grant an exemption to exclude the void over the entrance foyer from GFA calculation.

(c) MAI 3 5/2007

- Issue : Formal appeal against the disapproval of building plans.
- Decision : Having considered LandsD's advice and the grounds of appeal, the committee agreed to contest the appeal.

(d) BCI 1 5/2007

- Issue : (i) Disapproval of plan under BO s16(1)(g).
- (ii) Site Classification.
- Decision : (i) Taking into account the previous BAC decisions and TD's advice, the committee agreed to invoke s.16(1)(g) to reject the plans.
- (ii) The committee, noted that the site abutted on a specified street but did exhibit the characteristic of a Class B site under B(P)Reg 18A. The committee agreed to grant a technical modification to regard the site be a Class B site.

(e) BCI 2 5/2007

Issue : Proposed surrender and setback for street widening in return for bonus PR & SC.

Decision : The committee noted that the proposed setback was required by Transport Department for street widening and there was no objection from the outside departments. Hence, the committee agreed to grant bonus in return for the surrender of the setback area for road widening.

(f) BCI 3 5/2007

Issue : Extinguishment and building over of the existing service lanes and the inclusion of the same in site area for PR & SC calculation.

Decision : The committee noted that a service lane under B(P)Reg 28 was not required for the site. The committee also noted that portion of the lane was an existing lane common with the lane of the adjoining building to form an existing lane pattern. In line with PNAP 179, the committee agreed to allow the existing lane to count for site area. The committee also allowed the portions of the existing lane which would not serve the adjoining building to be extinguished and built over. However, the committee did not agree to the extinguishment and building over of the portion of the lane forming an existing lane pattern.