

Summary of Decisions of the Building Committee
Building Committee I 11/2007 held on 20.3.2007

(a) MAI 1 11/2007

Issue : Formal appeal against the disapproval of building plans.

Decision : Subject to the DoJ's clarification on the appellant's right to appeal, the committee agreed not to contest the appeal.

(b) MAI 2 11/2007

Issue : Application for hotel concession.

Decision : After studying the design of the building and the information provided by the AP, the committee agreed that the case be referred to BAC for a decision.

(c) MAI 3 11/2007

Issue : Exclusion of area covered by sunshades from GFA calculation.

Decision : Having studied the design of the sunshades, the committee agreed to exclude the sunshades from plot ratio calculation.

(d) BCI 1 11/2007

Issue : Enquiry on a house development at site not abutting a street of width of 4.5m wide.

Decision : The committee noted the site was subject to the provision of B(P)Reg 19(3). The committee agreed to defer a decision on the proposed development intensity under B(P)Reg 19(3) pending further information from Lands Department on the requirement for upgrading of the access road.

(e) BCI 2 11/2007

Issue : Application for hotel concession for a hotel building.

Decision : The committee noted that hotel portion of the proposed development would be separated from the non-hotel portion. The committee also noted that the hotel portion of the proposal was generally in compliance with the criteria set out in PNAP 111 and there was no objection from the relevant departments. Hence the committee agreed to grant hotel concession under B(P)Reg 23A in respect of the hotel portion of the building.

(f) BCI 3 11/2007

Issue : Dedication for public passage in return for bonus PR.

Decision : Having noted the TD's advice that the proposed dedication was desirable but not essential, the committee did not agree to grant bonus PR in returns for dedication. The committee also noted that further information from the AP would be required to enable the committee to decide if the proposed dedication area could be exempted from GFA calculation. Hence, the committee deferred a decision on whether the areas proposed for dedication could be excluded from GFA calculation.

(g) BCI 4 11/2007

Issue : Formal appeal against the disapproval of building plans on the ground that the surplus area of the balcony should count for GFA.

Decision : Having studied the plans, the committee agreed to contest the appeal.