

Summary of Decisions of the Building Committee
Building Committee I 42/2007 held on 6.11.2007

(a) MAI 1 42/2007

Issue : Exclusion of the area covered by green balconies and utility platforms from GFA calculation.

Decision : The committee, having noted that the areas covered by the balconies and utility platforms were open on at least two sides and were within the 8% cap under JPN, agreed to exclude the covered areas from GFA calculation.

(b) MAI 2 42/2007

Issue : Proposed conversion from department store to hotel use.

Decision : The committee, having noted that the proposal was generally in compliance with the criteria set out in PNAP 111 and that TD had no adverse comment on the non-provision of on-site transport facilities, agreed to the proposed conversion.

(c) BCI 1 42/2007

Issue : Exclusion of voids over entrance foyer for single-family houses.

Decision : The committee, having studied the design and the size of the voids, agreed to the exclusion of the voids from GFA for those houses of with an UFS in excess of 250m².

(d) BCI 2 42/2007

Issue : Proposed monumental archway “Pai Lau” to be projected over street.

Decision : The committee, having considered the nature of works, the background of the case and that there was no objection from the relevant outside departments, agreed to grant an exemption for the projection of the archway over street.

(e) BCI 3 42/2007

Issue : Application for hotel concession.

Decision : The committee, having noted that the proposal was generally in compliance with the criteria set out in PNAP 111 and that TD had no objection to the non-provision of on site transport facilities, agreed to grant hotel concession under B(P)Reg 23A.

(f) BCI 4 42/2007

Issue : GFA calculation for a tower of irregular shape.

Decision : The committee, having studied the design, agreed that the proposed irregular areas outside the external wall were balconies and therefore such areas should count for GFA calculation.

The committee however, having considered the design, had no objection to the AP's proposed measurement of the floor area at the floor level for those slightly inclined inward/outward external walls under the BO.

(g) BCI 5 42/2007

Issue : (i) Proposed A&A works at a site not abutting a street not less than 4.5m wide.

(ii) Exclusion of metal sunscreens covering the private garden from SC and GFA calculations.

Decision : (i) Having considered the background of the case and the nature of the works, the committee requested the AP to provide further information on the need for an A/C cum boiler room for the subject flat and reserve position under B(P)Reg 19(3).

(ii) The committee agreed that the sunscreens were excessive in size and hence the committee did not agree to permit the exclusion of the sunscreens from SC and GFA calculations.

(h) BCI 6 42/2007

Issue : Shop Extension to the yard area of the building approved under "Volume Regulation".

Decision : Having noted that the PR would not exceed the permissible under the First Schedule, the committee agreed to grant a modification to permit the existing domestic site coverage on upper floors to exceed the permissible under the B(P)Reg.