

**Summary of Decisions of the Building Committee**  
**Building Committee I 14/2008 held on 8.4.2008**

(a) MAI 1 14/2008

Issue : Application for excessive domestic site coverage in accordance with PNAP 280.

Decision : Having studied the proposal, the committee agreed to grant a modification to permit excessive site coverage subject to the setting back of the FS inlet for full compliance of PNAP 280.

(b) BCI 1 14/2008

Issue : Conversion and extension of domestic flat to shop at G/F and extension of store at M/F of building approved by the then DO.

Decision : The committee noted that the proposed extension on the M/F for storage use would contravene the current MOE code. The committee agreed that it was pre-mature to consider granting modification to permit the existing domestic site coverage on upper floors to exceed the permissible under the B(P)Reg in the light of the fundamental objection on MOE.

(c) BCI 2 14/2008

Issue : Shop extension to the rear yard of one of the building blocks 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 technical modification to permit the existing domestic site coverage on upper floors to exceed the permissible under the B(P)Reg.

(d) BCI 3 14/2008

Issue : Application for hotel concession under B(P)Reg 23A.

Decision : The committee, having considered the AP’s justification and noted TD’s comments on the non-provision of on-site transport facilities, agreed to grant hotel concession under B(P)Reg 23A.

(e) BCI 4 14/2008

Issue : Non-provision of service lane.

Decision : The committee noted that there was no existing lane in the vicinity and that a lane pattern would unlikely be created in future, accepted the non-provision of service lane.

(f) BCI 5 14/2008

Issue : Enquiry on the exclusion of reserved area under the lease to be covered by highway structures from SC calculation.

Decision : The committee deferred a decision pending further information and research on other cases.

(g) BCI 6 14/2008

Issue : Application for hotel concession under B(P)Reg 23A.

Decision : The committee, having noted the proposal was generally in compliance with the criteria set out in PNAP 111, agreed to grant hotel concession under B(P)Reg 23A subject to no adverse comments from TD.

(h) BCI 7 14/2008

Issue : (i) Formal appeal against disapproval of building plans on contravention of OZP under BOs16(1)(d).

(ii) Formal appeal against disapproval of building plans on requiring the provision of further justification on application of bonus PR & SC for the proposed surrender of land for lane widening under BOs16(1)(i).

Decision : (i) Having noted that the proposal did contravene the OZP on the date of disapproval, the committee agreed to contest the appeal.

(ii) Having reviewed the case and the appellant's grounds of appeal, the committee agreed not to contest the appeal.

(i) BCI 8 14/2008

Issue : Application for hotel concession under B(P)Reg 23A.

Decision : The committee, having noted PlanD's advice that the proposal contravened the relevant OZP, did not agree to the granting of hotel concession under B(P)Reg 23A.

(j) BCI 9 14/2008

Issue : Application for hotel concession under B(P)Reg 23A.

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

(k) BCI 10 14/2008

Issue : Exclusion of the voids underneath access road, swimming pools and E&M rooms of single family houses from GFA calculation.

Decision : Having considered the void as a genuine design for building service installation and maintenance purpose, the committee agreed to disregard the voids for the purpose of GFA calculation under B(P)Reg 23(3)(b).