

Summary of Decisions of the Building Committee
Building Committee I 21/2008 held on 27.5.2008

(a) MAI 1 21/2008

Issue : Adverse comments on proposed storey height from relevant government department.

Decision : Having considered all relevant issues, the committee agreed not to disapprove the plans on ground of excessive storey height. However, in view of the objection raised by a department, CBS would refer the case to DEVB for advice.

(b) MAI 2 21/2008

Issue : (i) Excessive non-domestic site coverage in accordance with PNAP 280.

(ii) Inclusion of the road reserve area underneath the public flyovers into site area calculation.

Decision : (i) Noting that the proposal was in compliance with the requirements set out in PNAP 280 and having noted no adverse comments from outside departments, the committee agreed to grant a modification to permit excessive site coverage.

(ii) The committee, having considered the area was not a street, agreed to the inclusion of the covered area into site area calculation.

(c) BCI 1 21/2008

Issue : Proposed A&A works for shop extension on G/F of existing composite 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 technical modification to permit the existing domestic site coverage on upper floors to exceed the permissible under the B(P)Reg.

(d) BCI 2 21/2008

- Issue : (i) Application for hotel concession.
- (ii) Inclusion of lane into site area and the building over of the same.
- Decision : (i) The committee, having noted that the proposal was generally in compliance with the criteria set out in PNAP 111 and that there was no objection from the relevant outside department, agreed to grant hotel concession under B(P)Reg 23A.
- (ii) The committee noted that the lane did not serve any purpose under the BO and there was no existing lane pattern in the building block. In line with PNAP 179, the committee agreed to allow the existing lane to count for site area and be built over.

(e) BCI 3 21/2008

- Issue : Application of hotel concession for a hotel conversion proposal.
- Decision : The committee, having noted that the proposal was generally in compliance with the criteria set out in PNAP 111 and that there was no objection from the relevant outside department, agreed to grant hotel concession under B(P)Reg 23A.