

Summary of Decisions of the Building Committee
Building Committee I 42/2008 held on 28.10.2008

(a) MAI 1 42/2008

Issue : Formal appeal against disapproval of building plans under section 16(1)(d) of the BO.

Decision : Having studied the arguments put forward by the appellant and the background of the case, the committee agreed to contest the appeal.

(b) BCI 1 42/2008

Issue : Proposed footbridge to be projected over street.

Decision : Having considered the nature of the proposal and that there was no objection from other relevant departments, the committee agreed to grant exemption under BO Sec 31(1) for the proposed footbridge.

(c) BCI 2 42/2008

Issue : Extension to the domestic flat of the building approved under “Volume Regulation”.

Decision : Having noted that the PR and the domestic SC of the floor under alteration 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, other than the extended floor, to exceed the permissible under the B(P)Reg.

(d) BCI 3 42/2008

Issue : (i) Site classification for a site abutting a public street and a public footpath.

(ii) Measurement of the height of a building for a site abutting two streets with level difference of about 15m.

Decision : (i) The committee noted that the subject footpath, though designated as Water Works Reserve, was unleased government land and maintained by Highways Department. Hence, the committee agreed that the footpath was a specified street. As the width of the said footpath was not less than 4.5m and the site abutted on two specified streets with more than 40% of the site boundary, the committee accepted that the site was a Class B site.

(ii) Noting that there was no objection from the relevant departments, the committee agreed to the AP’s proposal, in the measurement of the height of podium, of taking the mean of mean levels of the two streets as ground level.

(e) BCI 4 42/2008

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 comment from TD.

(f) BCI 5 42/2008

Issue : Formal appeal against disapproval of building plans under section s16(1)(b), s16(1)(d), s16(1)(i) and s16(1)(j) of the BO.

Decision : Having studied the plans, the arguments put forward by the appellant and the background of the case, the committee agreed to contest the appeal.

(g) BCI 6 42/2008

Issue : Exclusion of voids from GFA calculation for an institution building.

Decision : The committee, having studied the design and function of proposed voids, agreed to the exclusion of voids from GFA calculation.

(h) BCI 7 42/2008

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

Decision : The committee, having noted that the covered flat roof areas were open on at least two sides and that the 8% cap set out under the JPN would not be exceeded if the said covered areas were counted as green balconies, agreed to exclude such areas from GFA calculation.

(i) BCI 8 42/2008

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

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.