

Summary of Decisions of the Building Committee
Building Committee I 43/2008 held on 4.11.2008

(a) MAI 1 43/2008

Issue : Proposed prescribed windows of the residential flats facing into intervening government slopes.

Decision : The committee noted that there was no change in circumstance since the last decision. The committee also did not identify valid justification for the non-compliance with regulations. Hence, the committee agreed not to accept the rectangular plans of the prescribed windows to protrude into the adjoining slopes which were government land.

(b) MAI 2 43/2008

Issue : (i) Inclusion of a strip of land in site area.

(ii) Inclusion of the existing lane into site area.

Decision : (i) Having noted that the strip of land, which had not been surrendered to the government and was not subject to any express Right of Way, the committee agreed that the strip of land could count for site area.

(ii) The committee noted that there was an Agreement to surrender for the strip of lane in question. The committee also noted that unless the Agreement to Surrender was cancelled, the owner did not have control of the strip of land in question. Hence, the committee agreed that the strip of existing lane could not be included in site area.

(c) BCI 1 43/2008

Issue : Exclusion of the void over the living room and entrance lobby from GFA calculation for a single-family house.

Decision : Having agreed that the proposed void were genuine design features, the committee agreed to accept the exclusion of the void from GFA calculation.

(d) BCI 2 43/2008

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

Decision : Noting that the proposal was in compliance with the criteria set out in PNAP 280, the committee agreed to grant a modification to permit excessive site coverage.

(e) BCI 3 43/2008

- Issue : (i) Application for hotel concession.
- (ii) Application for excessive non-domestic site coverage in accordance with PNAP 280
- Decision : (i) 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 proposal, agreed to grant hotel concession under B(P)Reg 23A.
- (ii) Noting that the proposal was in compliance with the criteria set out in PNAP 280, the committee agreed to grant a modification to permit excessive site coverage.

(f) BCI 4 43/2008

- 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.

(g) BCI 5 43/2008

- Issue : Building upon and inclusion in site area of the existing lanes.
- Decision : The committee noted that the existing ROW would serve no function upon redevelopment of the site. Hence, the committee had no objection for the inclusion of the ROW in site area and the building over of it.

(h) BCI 6 43/2008

- Issue : Excessive non-domestic SC for a composite building.
- Decision : The committee did not identify valid justification for the granting of modification for excessive site coverage for the proposed addition works.

(i) BCI 7 43/2008

- Issue : (i) Application for hotel concession.
- (ii) Exclusion of voids over hotel lobbies from GFA calculation.
- (iii) High headroom for operational depot and storage area.
- (iv) Exclusion of for covered EVA/driveway from GFA calculation.
- Decision : (i) The committee, having noted that the proposal was generally in compliance with the criteria set out in PNAP 111, agreed to grant hotel concession under B(P)Reg 23A.
- (ii) The committee, having considered that the voids were genuine features, agreed to exclude the voids from GFA calculation.
- (iii) The committee, having noted that there was a functional requirement, had no objection to the proposed headroom.
- (iv) The committee, having considered the design and that the area in question was basically a driveway, had no objection to its exclusion from GFA under B(P)Reg 23(3)(b).