

Summary of Decisions of the Building Committee
Building Committee I 8/2009 held on 3.3.2009

(a) MAI 1 8/2009

Issue : Existing service lane for the purpose of B(P)Reg 28.

Decision : The committee noted that the existing building was built in the seventies and the proposal was to convert the existing commercial building into a hotel building. The committee noted that existing lane was 2.1m wide and that the AP would deduct portion of the existing lane within his site from site area. Having considered all relevant factors, the committee accepted the existing service lane as a lane under B(P)R 28.

(b) MAI 2 8/2009

Issue : Exclusion of voids over landscaped gardens from GFA calculation of an institution building.

Decision : The committee, having considered the design and the function of the voids, agreed to exclude the voids from GFA calculation.

(c) MAI 3 8/2009

Issue : (i) Excessive non-domestic site coverage under PNAP 280.

(ii) Projection of window system over street

(iii) Exclusion of voids/ covered areas for a commercial building from GFA calculation.

Decision : (i) The committee noted that the proposed canopy over the setback area would result in non-compliance with the requirements set out in PNAP 280 and hence the committee did not agree to the granting of the excessive SC.

(ii) The committee, having considered the design of the window system, agreed to accept the projection of the windows of the window system over the street subject to compliance with B(P)Reg 10.

(iii) Having considered the design and the function of the void/ covered areas, the committee did not agree to the exclusion of a void in a sky garden and other covered areas including flat roofs and skylights and other accessible areas from GFA calculation.

(d) MAI 4 8/2009

Issue : Proposed residential development on a site not abutting a specified street.

Decision : The committee, having taken into account the advice from outside departments, agreed that the AP should be requested to provide information on the servicing strategy and on the provision of EVA and reserved position under BO s 16(1)(p) and B(P)Reg 5 and 19(3).

(e) BCI 1 8/2009

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 and TD had no objection to the non-provision of on-site transport facilities, agreed to the granting of hotel concession under B(P)Reg 23A.

(f) BCI 2 8/2009

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.

(g) BCI 3 8/2009

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.

(h) BCI 4 8/2009

Issue : Proposed change in use from estate office to residential care home for the elderly (RCHE).

Decision : The committee noted that the travel distance for the proposed RCHE did not comply with the MOE Code. As the proposed change in use would not be acceptable under s25 of the BO, the committee supported the recommendation to prohibit the proposed change in use.