

**Summary of Decisions of the Building Committee**  
**Building Committee I 21/2009 held on 2.6.2009**

(a) BCI 1 21/2009

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 that 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.

(b) BCI 2 21/2009

Issue : Proposed single family house on a site not abutting a street of not less than 4.5m wide.

Decision : The committee noted that the proposed development parameter, with a plot ratio less than 1, was generally in line with the Layout Plan. The committee also noted that TD had no adverse comment on the AP's submission of a TIA. Having considered all relevant factors and that there was no objection from relevant outside departments, the committee raised no objection under B(P)Reg 19(3). AP's attention was drawn to BO s14(2) on the compliance with lease requirement regarding the building height.

(c) BCI 3 21/2009

Issue : Shop Extension to the yard area of the building approved under "Volume Regulations".

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 4 21/2009

Issue : (i) Access of site via an access road on unleased government land.  
(ii) Proposed domestic building on a site not abutting a street of not less than 4.5m wide.

Decision : (i) Having noted the no-objection from LandsD, the committee accepted the development proposal under B(P)R 5.  
(ii) The committee noted that the enquiry was based on a hypothetical form in which the proposed building, despite of

having same PR of the existing bulk, would be higher than the existing building. Hence, the committee agreed that it was premature to determine the development intensity and the applicant was requested to provide a building proposal for further consideration.

(e) BCI 5 21/2009

Issue : Proposed single family houses development on a site not abutting a street of not less than 4.5m wide.

Decision : The committee noted that the development proposal would be built to a plot ratio as allowed under the town plan and would comply with the lease, except the building height under the lease. Hence, the committee accepted the proposed development intensity under B(P)Reg 19(3) and the AP's attention was drawn to BO s14(2) on the compliance with lease requirement regarding the building height.

(f) BCI 6 21/2009

Issue : Inclusion of the existing lane in site area.

Decision : The committee accepted that the lane was not a required lane under the BO. Having noted that there was no objection from relevant outside department; the committee accepted the inclusion of the lane in site area in line with PNAP 179 subject to no agreement to surrender had been signed.