

Summary of Decisions of the Building Committee
Building Committee I 45/2009 held on 17.11.2009

(a) Matters Arising from MAI 1 44/2009

Issue : Dedication for public passages within the building in return for bonus PR.

Decision : Having noted the advice of TD, the committee had reservation on the granting of bonus for the proposed dedicated passage leading to exit to the streets.

(b) BCI 1 45/2009

Issue : Works outside lot boundary and projecting over street.

Decision : The committee deferred a decision pending further advice from LandsD.

(c) BCI 2 45/2009

Issue : Application for hotel concession.

Decision : The committee, having noted the proposal was generally in compliance with the criteria set out in PNAP APP-40, agreed to the granting of hotel concession under B(P)Reg 23A subject to no adverse comments from TD.

(d) BCI 3 45/2009

Issue : Exclusion of voids over living room and entrance foyer of a single family house from GFA calculation.

Decision : Having considered the design, the committee accepted the exclusion of the voids from GFA calculation.

(e) BCI 4 45/2009

Issue : Application for hotel concession.

Decision : The committee, having noted that the proposal was generally in compliance with the criteria set out in PNAP APP-040 and that there was no objection from relevant outside departments, agreed to grant hotel concession under B(P)Reg 23A.

(f) BCI 5 45/2009

Issue : Application for hotel concession.

Decision : The committee, having noted that the proposal was generally in compliance with the criteria set out in PNAP APP-040 and that there was no objection from relevant outside departments, agreed to grant hotel concession under B(P)Reg 23A.

(g) BCI 6 45/2009

Issue : (i) Exclusion of covered area under trellises from GFA calculation.
(ii) Exclusion of architectural feature grilles and associated voids behind external walls from SC and GFA calculations.
(iii) Exclusion of covered area under r.c. beams from GFA calculation.
(iv) High headroom for the proposed food premises.

Decision : (i) Having studied the plans, the committee did not agree to exempt the covered area from GFA calculation.
(ii) Having considered the design, the committee did not agree to exempt the architectural feature and the associated voids from SC and GFA calculation.
(iii) Having considered the design, the committee did not agree to exempt the covered area from GFA calculation.
(iv) The committee, having studied the plans and noted that there was no objection from relevant outside departments, had no objection to the high headroom for the proposed food premises.

(h) BCI 7 45/2009

Issue : Non-provision of a service lane.

Decision : The committee noted that there was no existing lane in the vicinity and that a lane pattern would unlikely be created in future. Having considered the existing layout of the sites in the vicinity, the committee accepted the non-provision of a service lane.