

Summary of Decisions of the Building Committee
Building Committee I 28/2010 held on 20.7.2010

(a) MAI 1 28/2010

Issue : Increase of GFA on a site abutting a specified street of less than 4.5m.

Decision : Having studied the plans and noted the objection raised by a government department, the committee did not agree to the proposed development intensity under B(P)Reg 19(3).

(b) MAI 2 28/2010

Issue : Inclusion of lane into site area.

Decision : The committee, having noted that the lane was not a required lane under the BO and that it would not be built over, agreed to the inclusion of the lane in the site area in line with PNAP APP-73.

(c) BCI 1 28/2010

Issue : Application for hotel concession.

Decision : The committee noted that the proposal was generally in compliance with the criteria set out in PNAP APP-40 and that there was no objection from relevant outside departments. Hence, the committee agreed to the granting of hotel concession under B(P)Reg 23A.

(d) BCI 2 28/2010

Issue : Proposed single-family house on a site abutting a street of less than 4.5m wide.

Decision : Having noted the objection raised by a government department, the committee did not agree to the proposed development intensity under B(P)Reg 19(3).

(e) BCI 3 28/2010

Issue : (i) Proposed single family house on a site abutting a street of less than 4.5m wide.

(ii) Exclusion of sunshades over private garden from PR and SC calculations.

(iii) Exclusion of void over entrance lobby from GFA calculation.

- Decision : (i) Having noted the objection raised by the relevant outside government departments, the committee did not agree to the proposed development intensity under B(P)Reg 19(3).
- (ii) Having noted that the sunshades protruded over private areas, the committee did not accept to exclude the sunshades from GFA and SC calculations.
- (iii) The committee, having studied the design, had no objection to the exclusion of the void from GFA calculation subject to the reduction in size and height of the void and the provision of appropriate anti-abuse measures.
- (f) BCI 4 28/2010
- Issue : Exclusion of architectural features from PR and SC calculations.
- Decision : Having studied the plans, the committee did not accept the exclusion of the architectural features from PR and SC calculations.
- (g) BCI 5 28/2010
- Issue : (i) Provision and standards of private streets
- (ii) Building over and under, and inclusion in site area of private streets.
- Decision : (i) Having studied the proposal and noted the comments of relevant government department, the committee agreed that further clarification of the system of street and driveways were required.
- (ii) Having heard the advice of the AP, the committee deferred a decision pending further information from the AP.
- (h) BCI 6 28/2010
- Issue : (i) Extinguishment, building upon and inclusion in site area of existing services lanes.
- (ii) Disapproval of plan under BO s16(1)(g).
- Decision : (i) Having considered the circumstances, the committee deferred a decision pending further information from a government department.
- (ii) The committee could not identify any character or congruity to be preserved in the proposed immediate neighbourhood. The committee agreed not to invoke BO s16(1)(g) to reject the plans.

(i) BCI 7 28/2010

Issue : Formal appeal against BA's disapproval of plans.

Decision : Having considered the case, the committee agreed to contest the appeal.