

Summary of Decisions of the Building Committee
Building Committee I 35/2010 held on 7.9.2010

(a) MAI 1 35/2010

- Issue : (i) Proposed single-family house on a site abutting a street of less than 4.5m wide.
- (ii) Exclusion of void over living room from GFA calculation.
- Decision : (i) The committee noted that the proposed development parameters were generally in line with the OZP and Layout Plan. Having considered all relevant factors and that there was no objection from relevant outside departments, the committee raised no objection to the proposal under B(P)Reg 19(3). The AP's attention was drawn to BO s14(2) on the compliance with lease requirements.
- (ii) The committee, having studied the design, had no objection to the exclusion of the void from GFA calculation.

(b) MAI 2 35/2010

- Issue : Formal appeal against BA's disapproval of plans.
- Decision : Having considered the case, the committee agreed to contest the appeal.

(c) BCI 1 35/2010

- Issue : Exclusion of sunshades from GFA calculation.
- Decision : The committee, having noted that the sunshades were in line with the criteria stipulated in JPN 1 and that there was no objection from other relevant departments, agreed to exclude the said sunshades from GFA calculation.

(d) BCI 2 35/2010

- 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.

(e) BCI 3 35/2010

- Issue : (i) Excessive domestic SC for hostel conversion.
- (ii) Deficiency in the provision of open space.
- Decision : (i) The Committee noted that the proposal did not involve an increase of building height and that the proposed PR would comply with the statutory limits. Having considered the special circumstances and that there was no objection from relevant outside departments, the Committee agreed in-principle to permit excessive SC under B(P)Reg 20.
- (ii) Having considered the special circumstances and that the natural lighting and ventilation of habitable accommodation would not be adversely affected, the Committee agreed in-principle to accept the deficiency in the provision of open space under B(P)Reg 25.