

Summary of Decisions of the Building Committee
Building Committee I 42/2011 held on 18.10.2011

(a) MAI 1 42/2011

Issue : Exclusion of covered setback area at G/F from GFA calculation.

Decision : The committee noted the approved planning schemes and the requirements under lease. The committee identified no special circumstances in the subject case to justify for deviating from the previous decision, and did not accept to exclude the covered setback area, which was required under the lease, from GFA calculation.

(b) MAI 2 42/2011

Issue : Provision and standards of private streets.

Decision : Having studied the case, the committee raised no in-principle objection to the proposal under BO s16(1)(p) and B(PSAR)R 5.

(c) MAI 3 42/2011

Issue : Subway projecting under street.

Decision : Having studied the proposal and the advice of relevant outside departments, the committee agreed that it was premature to consider the proposed subway under street and did not accept the proposal under BO s31(1).

(d) MAI 4 42/2011

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. Hence, the committee agreed in-principle to the granting of hotel concession under B(P)R 23A subject to no adverse comment from TD.

(e) BCI 1 42/2011

Issue : Non-provision of 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 service lane.

(f) BCI 2 42/2011

Issue : Exclusion of voids from GFA calculation in an institutional building.

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

(g) BCI 3 42/2011

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)R 23A.

(h) BCI 4 42/2011

Issue : Intended material change in use from office to domestic use.

Decision : The committee noted that the intended material change in use would result in contravention of a number of regulations under the BO. The committee agreed that the intended material change in use be prohibited.

(i) BCI 5 42/2011

Issue : Architectural feature projecting over street.

Decision : Having studied the case, the committee raised no objection to the proposed feature projecting over street under BO s31(1).

(j) BCI 6 42/2011

Issue : Formal appeal against disapproval of plans.

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