

Summary of Decisions of the Building Committee
Building Committee I 43/2011 held on 25.10.2011

(a) BCI 1 43/2011

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 there was no objection from relevant outside departments. Hence, the committee agreed to the granting of hotel concession under B(P)R 23A.

(b) BCI 2 43/2011

Issue : Shop extension to the yard area of a building approved under the then building regulations.

Decision : Having noted that the plot ratio would not exceed the permissible under the First Schedule, the committee agreed to the granting of technical modification to permit the existing domestic site coverage on upper floors to exceed the permissible under the B(P)Rs.

(c) BCI 3 43/2011

Issue : Rear boundary of a site in triangular shape.

Decision : The committee noted that the site abutted on a street and two service lanes. Having considered the special site circumstances, the committee raised no objection under B(P)R 25.

(d) BCI 4 43/2011

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 layout of the sites in the vicinity, the committee accepted non-provision of service lane.

(e) BCI 5 43/2011

Issue : Intended material change in use from non-domestic use to Residential Care Homes for Persons with Disabilities.

Decision : The committee noted that the intended material change in use would contravene the BO and allied regulations. Having considered the circumstances, the committee agreed that the BA's position in respect of the intended material change in use be reserved.

(f) BCI 6 43/2011

Issue : Rights of access to landlocked lots.

Decision : The committee noted that the requirements under the lease and the proposed arrangement.