

**Summary of Decisions of the Building Committee
Building Committee I 47/2011 held on 22.11.2011**

(a) MAI 1 47/2011

Issue : Formal appeal against disapproval of plans.

Decision : Having considered the case and noted the advice of a relevant outside department, the committee agreed to contest the appeal.

(b) BCI 1 47/2011

Issue : A&A works at the roof of an existing building approved under “Volume Regulations”.

Decision : Having noted that the plot ratio would not exceed the permissible under the First Schedule and that the proposed A&A works did not constitute any change in the domestic site coverage of the floors below, the committee agreed to the granting of technical modification to permit the existing domestic site coverage of the floors below the roof to exceed the permissible under the B(P)Rs. The committee also agreed that the AP should be reminded of the provision of BO s14(2).

(c) BCI 2 47/2011

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 agreed in-principle to the granting of hotel concession under B(P)R 23A.

(d) BCI 3 47/2011

Issue : (i) Proposed development on a site not provided with an access from a street.

(ii) Proposed development on a site not abutting a specified street.

Decision : (i) Having studied the plans and noted the advice of relevant outside departments, the committee did not accept the proposal under B(P)R 5.

(ii) The committee noted that the site was composed of lots not connected to each other, and the AP provided no information on the right of access to these lots. Having studied the plans and noted the advice of relevant outside departments, the committee agreed that the site was not a Class A site and it was premature to consider the proposed development under B(P)R 19(3).