

**Summary of Decisions of the Building Committee  
Building Committee I 51/2011 held on 20.12.2011**

(a) BCI 1 51/2011

Issue : Hotel concession for the wholesale conversion of an existing industrial building to a hotel on the site with a strip of land already surrendered to the Government.

Decision : The committee noted that a strip of land of the original site had already been surrendered to the Government. Having studied the proposal, the committee raised no in-principle objection to the granting of hotel concession under B(P)R 23A provided that the total GFA under the wholesale conversion would not be more than that of the existing building and there would be no vertical or horizontal extension in the building.

(b) BCI 2 51/2011

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

Decision : Noting that the proposal was generally in line with the approved planning scheme and that there was no objection from relevant outside departments, the committee agreed to the proposed development intensity under B(P)R 19(3). The committee also agreed that the AP should be reminded of the provision of BO s14(2) regarding compliance with the lease conditions.

(c) BCI 3 51/2011

Issue : Windows facing the rear lane of varying widths.

Decision : The committee noted that the rear lane was maintained by the Government. Having studied the plans and noted that the deficiency was nominal and there was no objection from relevant outside departments, the committee accepted the proposal under B(P)R 30 and 31.

(d) BCI 4 51/2011

Issue : Proposed single-family house on a site not provided with an access from a specified street.

Decision : Noting that the site was accessible from an existing access road, the proposal was generally in line with the approved planning scheme and that there was no objection from relevant outside departments, the committee had no objection to the proposal under B(P)R 5 and agreed to the proposed development intensity under B(P)R 19(3). The

committee also agreed that the AP should be reminded of the provision of BO s14(2) regarding compliance with the lease conditions.

(e) BCI 5 51/2011

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 the non-provision of service lane.

(f) BCI 6 51/2011

Issue : Proposed development on a site abutting a street of less than 4.5m wide.

Decision : Noting that the proposed development intensity was in line with the OZP and that there was no objection from relevant outside departments, the committee agreed in principle to the proposed development intensity under B(P)R 19(3).

(g) BCI 7 51/2011

Issue : Exclusion of architectural features and the associated void areas from GFA and site coverage calculations.

Decision : The committee, having considered the design, did not agree to exclude the features and the associated void areas from GFA and site coverage calculations.

(h) BCI 8 51/2011

Issue : Provision of a service lane not less than 3m wide.

Decision : The committee, having considered the case, agreed that the proposed development should be set back for 1,500mm from the centerline of the existing lane in compliance with B(P)R 28.

(i) BCI 9 51/2011

Issue : Exclusion of voids over entrance lobby, escalators and main lift lobby from GFA calculation for a commercial development.

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

(j) BCI 10 51/2011

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 the non-provision of service lane. The committee also agreed that the AP should be reminded of the provision of BO s14(2) regarding compliance with the lease conditions.