

Summary of Decisions of the Building Committee
Building Committee I 23/2012 held on 19.6.2012

(a) MAI 1 23/2012

Issue : Determination of site classification.

Decision : Noting that the strip of land in front of the site would satisfy the criteria stipulated in B(P)R 18A and PNAP APP-124 upon completion of the land grant, the committee raised no in-principle objection for the area in question to be regarded as a specified street for the purpose of site classification.

(b) BCI 1 23/2012

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. 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 2 23/2012

Issue : Formal appeal against disapproval of plans.

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

(d) BCI 3 23/2012

Issue : Exclusion of void above shop in an existing commercial building from GFA calculation.

Decision : Having considered the case, the committee agreed to exclude the void above the proposed shop from GFA calculation. 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 4 23/2012

Issue : Inclusion of lane in site area.

Decision : The committee noted that the subject lane area was part of an established lane serving the adjoining buildings, and there was no information on the existing underground utility services and

maintenance responsibility of the said area. Noting that the situation was different from that identified in PNAP APP-73, the committee did not agree to include the existing lane in site area.

(f) BCI 5 23/2012

Issue : Proposed wall cladding projecting over street.

Decision : The committee noted the proposed works were confined to localized areas of the existing building and that the AP did not provide justifications for the proposed projection beyond site boundaries. Hence, the committee did not agree to permit the proposed cladding projecting over street.

(g) BCI 6 23/2012

Issue : Exclusion of architectural features from GFA & site coverage calculations.

Decision : Having considered the features were genuine design features and the projection was minimal, the committee agreed in-principle to exclude the proposed architectural features from GFA & site coverage calculations.

(h) BCI 7 23/2012

Issue : Application for hotel concession in relation to wholesale conversion of an existing industrial building to a hotel.

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