

Summary of Decisions of the Building Committee
Building Committee I 43/2012 held on 6.11.2012

(a) BCI 1 43/2012

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 of the upper floors to exceed the permissible under the B(P)Rs.

(b) BCI 2 43/2012

Issue : (i) Exclusion of refuge floor cum sky garden from GFA calculation.

(ii) Exclusion of roof architectural feature from GFA and site coverage calculations.

Decision : (i) Noting that the proposed refuge floor cum sky garden did not meet the acceptance criteria in Clause B18.2 of the FS Code and Appendix A of JPN-1, the committee did not agree to the exemption of the proposed refuge floor cum sky garden from GFA calculation.

(ii) Having considered the feature was of genuine design and that there was no objection from relevant outside departments, the committee agreed to the exclusion of the proposed feature from GFA and site coverage calculations.

(c) BCI 3 43/2012

Issue : Development site separated from a specified street by a strip of government land.

Decision : Having noted the circumstances of the case and the advice of relevant government departments, the committee raised no objection that the site be regarded as abutting a specified street for the purpose of site classification and other relevant requirements.

(d) BCI 4 43/2012

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

(ii) Development intensity for a site not abutting a specified street.

(iii) Exclusion of void in a single-family house from GFA calculation.

(iv) Non-provision of service lane for a single-family house.

Decision : (i) & (ii) Noting that the site was accessible from an existing public passage, the proposal was generally in line with the scheme approved by the Town Planning Board, and there was no objection from relevant outside departments, the committee had no objection to the proposal under B(P)Rs 5 and 19(3).

(iii) Noting that the criteria set out in Appendix A of PNAP APP-2 were complied with, the committee agreed to the exclusion of the void from GFA calculation.

(iv) Noting that there was no existing lane in the vicinity and that a lane pattern would unlikely be created in future, the committee accepted the proposed non-provision of service lane.

(e) BCI 5 43/2012

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 of the upper floors to exceed the permissible under the B(P)Rs.

(f) BCI 6 43/2012

Issue : (i) Exclusion of car parking spaces and loading/unloading areas, internal driveway network and associated circulation areas from GFA calculation.

(ii) Provision of greenery areas for a phased development.

Decision : (i) Having considered the site constraints and the justifications provided by the AP, the committee raised no objection in principle to disregard the car park from GFA calculation.

(ii) Having considered the circumstances of the case and the justifications provided by the AP, the committee raised no objection in principle to the proposed provision of greenery areas for the phased development.

(g) BCI 7 43/2012

Issue : Formal appeal against the decision of the Building Authority.

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