

Summary of Decisions of the Building Committee
Building Committee I 47/2012 held on 4.12.2012

(a) MAI 1 47/2012

Issue : Proposed dedication of setback area for public passage in return for bonus plot ratio.

Decision : Having noted the history of development and studied the plans, the committee did not agree to the proposed dedication for public passage in return for bonus plot ratio.

(b) MAI 2 47/2012

Issue : Footbridge projecting over street.

Decision : Having noted that the proposal was considered acceptable by the ACABAS and that there was no objection from relevant outside departments, the committee agreed in principle to the proposed projection over street.

(c) BCI 1 47/2012

Issue : A&A works to a building approved under “Volume Regulations”.

Decision : Having studied the proposal and considered the circumstances of the case, the committee had no in-principle objection to the A&A works subject to revised design.

(d) BCI 2 47/2012

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

Decision : Having 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, 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.

(e) BCI 3 47/2012

Issue : Proposed single-storey structure on a site not provided with an access from a street.

Decision : Having noted the advice of relevant government departments, the committee agreed that it was premature to consider the proposal under B(P)Rs 5 and 19(3).

(f) BCI 4 47/2012

Issue : Validity period of modification / exemption.

Decision : Having considered the AP's justifications and the genuine technical difficulty in obtaining the consent for the relevant building works before the expiry of the two-year time limit, the committee agreed to extend the validity period.

(g) BCI 5 47/2012

Issue : Exclusion of car park from GFA calculation.

Decision : Having considered the site constraints and the justifications provided by the AP, the committee agreed that the proposed car park was an underground car park and could be disregarded from GFA calculation in line with paragraph 15(b)(vii)(4) of PNAP APP-2.