

Summary of Decisions of the Building Committee
Building Committee I 32/2013 held on 13.8.2013

(a) MAI 1 32/2013

Issue : Areas for public passage not included in GFA calculation.

Decision : Noting the unsatisfactory arrangement of the public passage, the committee did not accept the exclusion of the proposed areas for public passage from GFA calculation.

(b) MAI 2 32/2013

Issue : Application for hotel concession.

Decision : Noting that the proposal generally complied with the criteria set out in PNAP APP-40, and there was no objection from relevant outside departments, the committee agreed in principle to the granting of hotel concession under B(P)R 23A.

(c) BCI 1 32/2013

Issue : Existing track is diverted, included in site area and built over.

Decision : Noting the arrangement of the diverted track proposed under the MLP and the lease, and there was no objection from other relevant departments, the committee agreed that the existing track could be diverted, included in site area and built over.

(d) BCI 2 32/2013

Issue : To exempt the refuse storage and material recovery rooms, which are not required under B(RS&MRC&RC), on domestic floors from GFA calculation.

Decision : Having studied the site circumstances, the proposed design and the AP's justifications, the committee agreed to exempt the refuse storage and material recovery rooms, which are not required under B(RS&MRC&RC), on domestic floors, from GFA calculation.

(e) BCI 3 32/2013

Issue : Validity period of modification / exemption.

Decision : Having considered the AP's justifications and noting that the additional safety measures required were beyond the control of the applicant, the committee agreed to extend the validity period.

(f) BCI 4 32/2013

Issue : Validity period of modification / exemption.

Decision : Having considered the AP's justifications and noting that the administrative requirements from other government departments were beyond the control of the applicant, the committee agreed to extend the validity period.

(g) BCI 5 32/2013

Issue : Exclusion of the rain water recycling pump room for irrigation purpose from GFA calculation.

Decision : Having studied the proposal, the committee had no objection to exclude the rain water recycling pump room for irrigation purpose from GFA calculation.

(h) BCI 6 32/2013

Issue : (i) Exclusion of a void over an internal staircase of a duplex flat from GFA calculation.

(ii) Proposed high headroom at typical domestic floors.

Decision : (i) Noting that the design of the void, there was no objection from other relevant departments, the committee agreed to exclude the void over the internal staircase of a duplex flat from GFA calculation subject to detail designs meeting the criteria set out in PNAP APP-2.

(ii) Having studied the proposal, the committee considered that the AP should provide further justifications to demonstrate the genuine need and hence did not agree to the proposed high headroom at typical domestic floors.

(i) BCI 7 32/2013

Issue : Intended material change in use from office to guesthouse.

Decision : Noting that the intended material change in use would be in contravention of the BO and its subsidiary regulations, the committee agreed that intended material change in use be prohibited.