

Summary of Decisions of the Building Committee
Building Committee I 38/2013 held on 24.9.2013

(a) Matters arising from BCI 6 25/2013

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

Decision : The committee noted the additional information from the case officer. Having reconsidered the case, the committee agreed not to contest the appeal.

(b) MAI 1 38/2013

Issue : Application for flexible application of site coverage under PNAP APP-132.

Decision : Noting that the proposal generally met the criteria set out in PNAP APP-132, the committee agreed to grant a modification to permit flexible application of site coverage.

(c) BCI 1 38/2013

Issue : Development intensity for a site not abutting a specified street of not less than 4.5m wide.

Decision : Having regard to the advice of relevant government departments, the committee agreed that the proposal was not acceptable under B(P)R 19(3).

(d) BCI 2 38/2013

Issue : Exclusion of covered pedestrian link from GFA calculations.

Decision : Having studied the proposal and considered the advice of relevant departments, the committee had no in-principle objection to exclude the covered pedestrian link from GFA calculations.

(e) BCI 3 38/2013

Issue : Exclusion of a void over the entrance of an office building from GFA calculations.

Decision : Noting that the void was a genuine design feature and there was no objection from relevant departments, the committee agreed to exclude the void from GFA calculations.

(f) BCI 4 38/2013

Issue : Inclusion of an existing ROW in site area.

Decision : Having regard to the site circumstances and noting that the ROW was an integral part of an existing street, the committee did not agree to the inclusion of the existing ROW in site area.

(g) BCI 5 38/2013

Issue : Application for hotel concession.

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

(h) BCI 6 38/2013

Issue : Validity period of modification / exemption.

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

(i) BCI 7 38/2013

Issue : Exclusion of a void over covered landscaped area and EVA / driveway from GFA calculations.

Decision : Having studied the proposal and noting that there was no objection from relevant departments, the committee agreed to exclude the voids from GFA calculations.

(j) BCI 8 38/2013

Issue : Application for hotel concession.

Decision : Noting that the proposal generally met the criteria set out in PNAP APP-40, and there was no objection from the concerned departments, the committee agreed to the granting of hotel concession under B(P)R 23A subject to revised design.

(k) BCI 9 38/2013

Issue : Exclusion of electricity substation from GFA calculations.

Decision : Having considered the circumstances of the case, the committee agreed that the electricity substation should be accountable for GFA.