

Summary of Decisions of the Building Committee
Building Committee I 38/2014 held on 23.9.2014

(a) MAI 1 38/2014

Issue : Validity period of modification / exemption.

Decision : Having considered the AP's justifications and the progress of site works, the committee agreed to extend the validity period.

(b) BCI 1 38/2014

Issues : (i) Street to be included in site area and built over.
(ii) Prescribed windows of an existing adjoining development facing onto a proposed private street within the site.

Decisions : (i) Having regard to the special circumstances of the case, the committee had no in-principle objection that the subject street to be included in site area and built over.

(ii) Having regard to the existing arrangement of the concerned prescribed windows and noting that the resulting standard of natural lighting and ventilation would comply with B(P)R 31, the committee had no objection to the proposal under B(P)R 37.

(c) BCI 2 38/2014

Issue : Exclusion of vertical greenery from GFA and SC calculations.

Decision : Having studied the design, the committee agreed to exclude the vertical greenery from GFA and SC calculations.

(d) BCI 3 38/2014

Issues : (i) Application for hotel concession.
(ii) Conversion of an existing building erected within 1.5m of the rear boundary of the site to a hotel.

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

(ii) Having regard to the site circumstances and layout of the existing building, the committee had no objection to the proposal under B(P)R 25(2).