

Summary of Decisions of the Building Committee
Building Committee I 2/2016 held on 19.1.2016

(a) BCI 1 2/2016

Issue : Application for hotel concession.

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

(b) BCI 2 2/2016

Issues : (i) Exclusion of carparks and the associated driveways/ramps from GFA calculations.
(ii) Exclusion of voids over the living rooms in single-family houses from GFA calculations.
(iii) Non-provision of service lane.
(iv) Prescribed windows facing into an intervening strip of government land between the site and the street.

Decisions : (i) Having regard to the existing site topography which affected the design and location of the carparks, the committee agreed that the proposed carparks could be accepted as underground carparks and be disregarded from GFA calculations in accordance with paragraph 16(b)(vii)(4) of PNAP APP-2.
(ii) Noting that the proposal generally met the criteria set out in Appendix A of PNAP APP-2, the committee agreed to exclude the voids from GFA calculations.
(iii) The committee noted that there was no existing lane in the vicinity and a lane pattern would unlikely be created in future. Having also considered the layout of the sites and buildings in the vicinity, the committee accepted the non-provision of service lane.
(iv) Noting that the strip of government land would unlikely be developed in future having regard to its size and the uses permitted under the OZP, the committee accepted the proposed layout of prescribed windows.