

Summary of Decisions of the Building Committee
Building Committee I 29/2016 held on 23.8.2016

(a) MAI 1 29/2016

Issue : Proposed private street for site classification purpose.

Decision : Having studied the proposal, the committee did not accept the proposed private pedestrian street as a specified street for the purpose of site classification.

(b) BCI 1 29/2016

Issue : Surrender of land in return for bonus PR and SC.

Decision : Noting that the land surrendered would improve pedestrian traffic and there was no objection from concerned departments, the committee had no objection to grant bonus PR and SC in return for the proposed surrender of land.

(c) BCI 2 29/2016

Issue : Application for hotel concession.

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

(d) BCI 3 29/2016

Issues : (i) The approved SC of the existing building had exceeded the limit under the First Schedule of B(P)Rs.

(ii) Application for hotel concession.

Decisions : (i) Noting that the plot ratio would not exceed the that specified in the First Schedule of the B(P)Rs, the committee agreed to grant a technical modification to permit the existing SC of the upper floors to exceed that permitted under the said schedule.

(ii) Noting the adverse comments from a concerned department, the committee did not agree to the granting of hotel concession under B(P)R 23A.

(e) BCI 4 29/2016

- Issues : (i) Proposed means of access to a site.
- (ii) Development intensities and building height for a site not abutting a specified street of not less than 4.5m wide.
- Decisions : (i) Noting that the site would be accessible from a specified street and an existing paved access road with permission from the owner, the committee had no objection in principle to the proposal under B(P)R 5 subject to further justifications.
- (ii) Having regard to the circumstances of the case, the committee had no objection in principle to the proposed development intensity and building height under B(P)R 19(3) subject to no adverse comment from relevant government department.