

Summary of Decisions of the Building Committee
Building Committee I 27/2017 held on 15.8.2017

(a) MAI 1 27/2017

Issue : Voids within box raft foundations without backfilling.

Decision : The committee had no objection in principle to permit the exclusion of voids within box raft foundations from GFA calculation subject to further justifications and refinement of the raft foundation design.

(b) BCI 1 27/2017

Issues : (i) Exemption of aboveground carpark and associated driveways/ramps from GFA calculation.

(ii) Elevated road projected over existing public street.

(iii) Non-provision of service lane.

Decisions : (i) The committee had no in-principle objection to permit the exclusion of carpark and associated driveways/ramps from GFA calculation subject to AP's further justifications.

(ii) Noting that the elevated road was required under lease and fulfilled current required standards, the committee agreed to grant exemption under BO s31(1) to permit the proposed elevated road to be built over a public street.

(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 subject building in the site and those in the vicinity, the committee had no objection to the non-provision of service lane.

(c) BCI 2 27/2017

Issues : (i) Footbridges over public lanes.

(ii) Exclusion of residential recreational facilities (RRFs) shared by residents of buildings located at adjoining sites under one management from accountable GFA.

Decisions : (i) The committee agreed in principle to grant exemption under BO s31(1) to permit the proposed footbridges to be built over public lanes upon building plan submission.

(ii) The committee had no objection in principle to exclude the RRFs from accountable GFA having regard to the management and Deed of Mutual Covenant arrangement and usage of the concerned RRFs.

(d) BCI 3 27/2017

Issue : Non-provision of service lane.

Decision : 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 subject building in the site and those in the vicinity, the committee had no objection to the non-provision of service lane.

(e) BCI 4 27/2017

Issue : Non-provision of service lane.

Decision : 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 subject building in the site and those in the vicinity, the committee had no objection to the non-provision of service lane.

(f) BCI 5 27/2017

Issue : Application for hotel concession.

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