

Summary of Decisions of the Building Committee
Building Committee II 26/2004 held on 20.9.2004

(a) BCII 1 26/2004

Issue : (i) Enquiry on proposed design of protective barrier in an Arboretum
(ii) Proposed public park without the provision of protective barrier at various locations.

Decision : (i) The meeting did not accept the claim that B(C)Reg 8 was not applicable to the park. The meeting agreed that the AP had not demonstrated how the safety of the visitors in the park would be taken care of as a result of non-provision of protective barriers or the replacement of proper barrier with “Seat Walls” which were not in compliance with the requirements set out in B(C)Reg 8.

The meeting held the view the safety of visitor should prevail over architectural design and the AP should reconsider his design bearing in mind the safety of the visitors including children visitors.

(b) BCII 2 26/2004

Issue : Proposed residential flats with inadequate headroom under beams.

Decision : The committee did not accept AP’s arguments that PNAP 27 was applicable to internal beams and that there was structural constraint. However, members accepted that the safety, lighting and ventilation provisions to the units had not been jeopardized. Given the layout of the floor, members also accepted that the partition walls would unlikely be demolished. The committee reluctantly accepted the fait accompli situation. The committee also agreed that the AP should be reminded of his duties under the Buildings Ordinance.