

**Summary of Decisions of the Building Committee**  
**Building Committee I 41/2004 held on 19.10.2004**

(a) Matters Arising BCI 5 40/2004

- Issue : (i) Inclusion of existing pavement into site areas.  
(ii) Proposed surrender of a strip of land for street widening in return for bonus SC and PR.
- Decision : Having considered the site layout and the support by from outside departments, the committee accepted the proposal.

(b) MAI 1 41/2004

- Issue : The proposed prescribed windows faced onto a strip of government land.
- Decision : The committee did not accept the claim that the windows faced onto a street. The committee noted that the windows faced onto a ROW giving access to for an adjoining site. The committee agreed that the windows did not comply with the prescriptive requirements sets out in P(P)Reg 31(1). However, the committee agreed that the said access road could not be put to other uses and that the strip of government land adjoining to the access road could unlikely be redeveloped. Taken into account the site condition, the committee agreed to grant a modification upon application.

(c) BCI 1 41/2004

- Issue : Proposed A/C platforms at 2/F to 13/F for an existing building which was approved under “volume” regulations.
- Decision : The committee did not accept the AP’s justification and reject the proposal. The AP was also required to clarify the proposed use of the building.

(d) BCI 2 41/2004

- Issue : Proposed inclusion of a public street into the site and the decking-over of a public street.
- Decision : The committee asked for further information from the AP/developer.