

Summary of Decisions of the Building Committee
Building Committee I 46/2004 held on 23.11.2004

(a) MAI 1 46/2004

Issue : Proposed dedications for public passage at street level of a 24-storey commercial/office building in return for bonus SC and PR.

Decision : The committee noted the previous BC did not support the widening of the streets in the form of dedication. Taking into consideration the future maintenance liability and in line with para. 4 of PNAP 233, the Chairman ruled that the set back area should be surrendered in lieu of dedication in return for bonus concessions. The position would be reviewed if any of the concerned government departments did not accept the surrender. However, the committee agreed to the granting of concession in return for the corner splay.

(b) MAI 2 46/2004

Issue : Proposed architectural feature projected over street of a 14-stoery commercial building.

Decision : The committee did not accept the proposal as (a) the AP had not identified any public interest for BA to grant the exemption and (b) Lands Department did not accept the proposed building works over government land.