

**Summary of Decisions of the Building Committee**  
**Building Committee I 16/2005 held on 3.5.2005**

(a) MAI 1 16/2005

Issue : Proposed dedication of a strip of land for landscape/public passage in return for bonus PR & SC.

Decision : The committee noted the area was required for use as landscape and open space under a town planning approval condition. The committee noted Transport Department did not consider that it was essential to have the area dedicated for public passage in the previous occasions. The committee did not agree to accept the proposed dedication in return for bonus GFA unless Transport Department reversed its views.

(b) BCI 1 16/2005

Issue : (i) Proposed surrender a strip of site for street widening, as required under lease modification, in return for bonus PR.

(ii) Excessive podium height up to 18.55m above ground level.

Decision : (i) Noting that the subject surrender was required by government, the committee accepted the proposal surrender in return for bonus.

(ii) The committee noted that the subject site was a sloping site and the podium would be within the 15m if the mean level of the surrounding streets was taken as the ground level. The committee also noted that the proposed podium height complied with the criteria set out in PNAP 223 and that the proposal had been accepted by the TPB. The committee, in the circumstances, agreed to permit 100% site coverage of the podium floor up to 18.55m above the lowest street level.

(c) BCI 2 16/2005

Issue : Proposed development intensity of a re-development with access to the site via a right-of-way within the adjoining lots.

Decision : The committee noted access to the site was through 2 lots one of which also belonged to the owner. The committee noted that for the site in question, alignment of the right of way through one of the lots had been changed. Having considered the development density for a plot ratio of 0.92, the use of dormitory and the comments by FSD, the committee accepted the proposed development intensity subject to no adverse comments from Transport Department and document rectifying the current alignment of the right of way in one of the adjoining lots.