

Summary of Decisions of the Building Committee
Building Committee I 25/2005 held on 5.7.2005

(a) MAI 1 25/2005

Issue : Exclusion of proposed structure with horizontal and vertical louvre enclosing existing gas plants from GFA calculation.

Decision : Members' views on the case were divided. Some members were of the view that the proposed structure should count for GFA as the existing plants was not ancillary for the development in the site while others were of the view that there were merits in the case as the proposal would minimize the visual impact of the existing plant facilities. The Chairman directed CBS to refer the case for BAC's decision.

(b) BCI 1 25/2005

Issue : Proposed surrender for road widening in return for bonus PR & SC for a 28-storey office building development.

Decision : Having noted that the surrender was required by the government, the committee accepted the proposed surrender in return for bonus PR & SC.

(c) BCI 2 25/2005

Issue : Proposed low density residential development with access via the adjacent private pier and footpath of 2m wide.

Decision : The committee ruled that the owner should provide further information to demonstrate the availability of access to the site.

(d) BCI 3 25/2005

Issue : Proposed exit route discharging through an existing private lane without right of way.

Decision : The committee did not accept the proposed exit through a piece of private land without unfettered right of way. In the light of the repeated disapprovals, the Chairman directed CBS to refer the case to BAC for endorsement.

(e) BCI 4 25/2005

Issue : Proposed exclusion of voids and a large AHU room of a purpose designed factory from GFA calculation.

Decision : Having noted the design need and the AP's justifications, the committee accepted the exclusion of the proposed ceiling voids and the AHU room from GFA calculation.