

Summary of Decisions of the Building Committee
Building Committee I 26/2005 held on 12.7.2005

(a) MAI 1 26/2005

Issue : Exclusion of excessive carparking spaces and associated circulation areas of a single-family house from GFA calculation.

Decision : The committee noted that the authorized person opined the previous decision to require the inclusion of the excessive carparks into GFA was wrongfully, the Chairman directed CBS to refer the case for BAC's consideration.

(b) BCI 1 26/2005

Issue : Proposed surrender for lane widening in return for bonus PR & SC for an office building development.

Decision : The committee noted that the surrender was required for the purpose of lane widening. Taking into account the comments made by other government departments, the committee accepted the proposed surrender in return for bonus PR & SC.

(c) BCI 2 26/2005

Issue : Proposed low density residential development with trellises and RC cover on the private roofs to be included in GFA calculation.

Decision : Having considered the PlanD and LandsD's views, the committee agreed that trellises and reinforced concrete cover on the private roofs should be included in GFA calculation.

(d) BCI 3 26/2005

Issue : Proposed A&A to extend the shop on G/F into the open yard of a 6/s composite building which was built under the "Volume" calculation.

Decision : A reassessment of the existing building revealed that the existing domestic flats on the upper floors exceeded the permissible site coverage set out in the first schedule. Having noted that the PR would not exceed the permissible under the First Schedule and that no proposed works would be carried out to the domestic flats on the upper floors, the committee agreed to permit the existing domestic site coverage to exceed the permissible under the B(P)Reg.

(e) BCI 4 26/2005

Issue : Proposed 17-storey residential building without the provision of a service lane.

Decision : Having noted that there was no existing lane pattern in vicinity and that there was no prospect of creating a new one in the future, the committee accepted the proposal.