

Summary of Decisions of the Building Committee
Building Committee I 9/2006 held on 28.2.2006

(a) Matters Arising from BCI 1 8/2006

Issue : Exclusion of voids over from GFA calculation.

Decision : The committee, having considered the design and the AP's justifications, agreed to exclude the voids from GFA calculation.

(b) MAI 1 9/2006

Issue : (a) Proposed dedication for pavement widening and corner splay in return for bonus PR & SC.

(b) Inclusion of the service lane into site area.

Decision : (a) As the setbacks and corner spray were required by TD, the committee agreed to grant bonus in return for the dedication of the setback areas and the corner splay for public passage. The committee invited the AP to surrender subject areas in lieu of dedication.

(b) The committee, having considered all relevant factors, agreed the inclusion of the lane into site area as per PNAP 179.

(c) BCI 1 9/2006

Issue : Classification of site which was separated from the street by a strip of government land.

To regard the windows facing the street in question as prescribed windows.

Decision : The committee noted that the subject site abutted on a ROW which was a "specified street" under B(P)Reg 18A. Hence, the committee agreed the site was a Class A site.

Members noted that the strip of government land in question was of a width of about 3m and that such strip of land was separated into 3 parcels by the presence of 2 ROWs. Majority of members accepted that the said parcels of lands could unlikely be capable of being separately re-developed. Hence, majority of members, agreed to grant modification to accord the status of B(P)Reg 30(1)(a) for the windows facing the street separated by a narrow strip of government land.

(d) BCI 2 9/2006

Issue : Proposed change in use from shop to RCHE.

Decision : Having noted the FSD's objection, the committee agreed to prohibit the change in use.

(e) BCI 3 9/2006

Issue : Exclusion of atrium void in an office building from GFA calculation.

High headroom of G/F, 1/F & 2/F of a data centre and G/F of a technology block.

Decision : The committee, having considered the design and the headroom requirements of the buildings, agreed to exclude the atrium void from GFA calculation and accepted the proposed headrooms.