

Summary of Decisions of the Building Committee
Building Committee I 13/2006 held on 28.3.2006

(a) MAI 1 13/2006

Issue : Application for excessive non-domestic site coverage in accordance with PNAP 280.

Decision : Noting that the proposal was in compliance with the requirements set out in PNAP 280, the committee agreed to grant a modification to permit excessive site coverage. CBS/K would seek confirmation from TD on the acceptance of the proposal.

(b) MAI 2 13/2006

Issue : Exclusion of voids underneath the houses and elevated driveway from GFA calculation.

Decision : The committee, having studied the design, agreed to grant a modification for the exclusion of the voids from GFA calculation subject to the condition that the voids would be designated as common area and with express clause in DMC to be used solely for inspection and maintenance purpose.

(c) MAI 3 13/2006

Issue : Proposed prescribed windows of the residential flats facing into intervening government slopes between the site and the streets.

Decision : Having considered the width and the possibility of separate development of the intervening strip of land, the committee agreed not to accept the prescribed windows facing into the intervening government land adjacent to the site.

(d) BCI 1 13/2006

Issue : Exclusion of void over living room of a single-family house from GFA calculation.

Decision : The committee, having considered the design, agreed not to allow the exclusion of the void from GFA calculation.

(e) BCI 2 13/2006

Issue : (i) Proposed surrender of MTRC's exit pavilion in return for bonus plot ratio;

(ii) Proposed surrender of pavement widening in return for bonus plot ratio;

- (iii) Proposed dedication of escalators as pedestrian link in return for bonus plot ratio;
- (iv) Exclusion of a covered stepped piazza from GFA calculation.
- (v) Proposed building over and inclusion in site area of existing lane.

Decision : As the location of the MTRC's entrance had not yet been confirmed and that the details of the entrance were not available, the committee agreed that it was pre-mature to consider the application.

The committee noted that the proposals in (ii) and (iii) were required under lease with express condition of no expectation of concession. Hence the committee agree not to grant bonus plot ratio in respect of the proposed pavement widening.

The committee could not identify any special circumstances for the exclusion of the covered area of the piazza from GFA calculation. Hence, the committee agreed that the said piazza should be included in GFA calculation.

Noting that the lane in question had already been extinguished under government gazette, the committee agreed to the building over and inclusion in site area of the identified lane.

(f) BCI 3 13/2006

- Issue : (i) High headroom for ballroom;
- (ii) Exclusion of void over the grand lobby from GFA calculation.

Decision : The committee, having considered the design and nature of the building, accepted the proposed headroom for the proposed ballroom and the exclusion of void at the grand lobby from GFA calculation.

(g) BCI 4 13/2006

Issue : Excessive site coverage of the podium up to 19.23m above ground level.

Decision : Having considered the design, AP's justification and the acceptance of the scheme by TPB, the committee agreed to the excessive site coverage of the podium up to 19.23m above ground level.