

Summary of Decisions of the Building Committee
Building Committee I 29/2006 held on 18.7.2006

(a) BCI 1 29/2006

Issue : Exclusion of voids from GFA calculation.

Decision : The committee, having studied the design and location of the voids, agreed to grant an exemption for the exclusion the voids from GFA calculation.

(b) BCI 2 29/2006

Issue : Proposed concrete batching plant not abutting a specified street.

Decision : Having considered the site situation and the comments made by various government departments, the committee accepted the proposed development intensity in respect of the proposed concrete batching plant.

(c) BCI 3 29/2006

Issue : Exclusion of areas covered by green balconies and utility platforms from GFA calculation.

Decision : The committee, having noted that the areas covered by the green balconies and utility platforms were enclosed on 3 sides, did not agree to exclude the said area from GFA calculation.

(d) BCI 4 29/2006

Issue : Exclusion of area covered by a decking from GFA calculation.

Decision : The committee, having considered the design of the proposal, did not agree to exclude the area covered by the decking from GFA calculation.

(e) BCI 5 29/2006

Issue : Proposed building over and inclusion in site area of existing Right of Ways.

Decision : Having studied the case, the committee agreed to defer a decision pending further information on the re-provision of a lane and diversion of the services in the existing Right of Ways.

(f) BCI 6 29/2006

- Issue : (i) Excessive site coverage of the podium above 15m from ground level.
- (ii) Exclusion of the covered areas at G/F and 6/F from GFA calculation.
- Decision : (i) The committee did not agree to accept the excessive site coverage of the podium above 15m from ground level as the proposed podium did not comply with the criteria set out in PNAP 223.
- (ii) Having studied the design, the committee agreed to grant a modification for the exclusion of the areas at G/F and 6/F covered by the floor plate at the 15/F level from GFA calculation and did not agree to exclude the area at G/F covered by the floor plate at 2/F from GFA calculation.

(g) BCI 7 29/2006

- Issue : Proposed footbridge projected over a private street.
- Decision : The committee noted the proposed footbridge only served a unit of the building. As the committee could not identify any public interest in the proposal, it did not agree to grant an exemption for the projection of the proposed footbridge over the private street.