

Summary of Decisions of the Building Committee
Building Committee I 32/2006 held on 8.8.2006

(a) MAI 1 32/2006

- Issue : (i) Proposed dedication and surrender in return for bonus PR & SC.
- (ii) Building over of a ROW
- (iii) Exclusion of areas under green balcony/utility platform from GFA calculations.
- Decision : (i) The committee noted that the proposed widening of lane was supported by Transport Department and that the proposal comprised both dedication and surrender in return for bonus. The committee was of the view that the area not subject to encumbrances should be surrendered in lieu of dedication. Hence, the committee agreed that the AP should be asked to explore the option of surrender in lieu of dedication in return for bonus PR & SC concession.
- (ii) The committee noted that the area in question was a lane in service. As the committee could not identify public interest in allowing the building over of the ROW, it did not agree to the building over of the same.
- (iii) The committee, having noted the areas in question were open on at least two sides, agreed to exclude the areas under green balcony/utility platform from GFA calculation subject to the 8% cap under JPN1.

(b) MAI 2 32/2006

- Issue : (i) Exclusion of voids over L/UL area, refuse chamber at G/F, children play room, entrances foyer of clubhouse, pedestrian link, landscaped area and escalator from GFA calculation.
- (ii) Exclusion of flat roof covered by green balconies/utility platforms from SC and GFA calculation.
- (iii) Exclusion of pedestrian link from GFA calculation.
- Decision : (i) Having considered AP's justifications, the committee agreed to grant an modification for the exclusion of the voids from GFA calculation.
- (ii) The committee noted the areas in question were open on at least two sides, agreed to exclude them from GFA calculation and the area under green balcony subject to the 8% cap under JPN1.
- (iii) The committee noted that the pedestrian link was required under lease. It could not identify any public interest in granting an exemption for the exclusion of the passage from GFA calculation. Hence the committee did not agree to the exclusion of the same from GFA calculation.

(c) BCI 1 32/2006

Issue : Exclusion of covered drop-off area from GFA calculation.

Decision : The committee noted the provision fall with the ambit of B(P)Reg 23(3)(b). The committee, after studying the plans, agree to exclude the covered drop off area for the driveway from GFA calculation.

(d) BCI 2 32/2006

Issue : Application of hotel concession for a conversion from office to hotel under B(P)Reg 23A.

Decision : The committee, having noted the proposal was generally in compliance with the requirements set out in PNAP 111, agreed to grant hotel concession under B(P)Reg 23A in principle subject to compliance with the requirements set out by the Town Planning Board.