

**Summary of Decisions of the Building Committee  
Building Committee I 6/2007 held on 6.2.2007**

(a) MAI 1 6/2007

Issue : Exclusion of atrium voids from GFA calculation of the shopping arcade of an existing hotel built in 1985.

Decision : The committee noted that the present proposal was to reduce the sizes of the existing voids and the creation of a void in one of the floors that had been excluded from GFA in accordance with the then hotel concession. The committee also noted that the additional floors so created had counted for GFA and that the area created by the new void had not been utilized. Hence, the committee agreed to accept the proposed and revised voids under the B(P)Reg.

(b) BCI 1 6/2007

Issue : Proposed single-family house at a site which was accessible via an existing pedestrian stepway.

Exclusion of the areas covered by green balconies from GFA calculation.

Decision : Having heard the advice of LandsD that the existing pedestrian way on government land might be used for access to the site and that there was no objection from FSD, the committee agreed to accept the proposal in the context of B(P)Reg 5.

The committee, having noted the covered flat roof were open on at least two sides and the areas under balconies was within the 8% cap under JPN, agreed to exclude the areas under green balcony from GFA calculation.

(c) BCI 2 6/2007

Issue : Proposed sale site which was accessible via an existing pedestrian stepway.

Decision : Having heard the advice of LandsD that the existing pedestrian way on government land might be used for access to the site and that there was no objection from FSD, the committee agreed to accept the proposal in the context of B(P)Reg 5.

(d) BCI 3 6/2007

- Issue : Proposed taxi lay-by with shelter to be erected over street.  
Exclusion of the covered area by the taxi shelter from GFA calculation.
- Decision : The committee noted that Transport Department had not rendered positive support to the proposed shelter. The committee also noted that the proposed shelter was quite excessive in size in terms of both width and length for a taxi shelter. Having considered all relevant factor, the committee did not agree to exclude the shelter from GFA calculation and did not agree to exempt the same under sec. 31(1) of the BO.

(e) BCI 4 6/2007

- Issue : Inclusion of the area of an existing lane in site area.
- Decision : Having noted that the existing lane was not a required lane under the BO and that there was no objection from other relevant departments, the committee accepted the inclusion of the said lane in site area pursuant to PNAP 179.

(f) BCI 5 6/2007

- Issue : Inclusion of the area of an existing lane in site area.
- Decision : Having noted that the existing lane was not a required lane under the BO and that there was no objection from other relevant departments, the committee accepted the inclusion of the said lane in site area pursuant to PNAP 179.