

Summary of Decisions of the Building Committee
Building Committee I 10/2007 held on 13.3.2007

(a) MAI 1 10/2007

Issue : Proposed shrine building on a site not abutting a specified street of 4.5m wide.

Decision : The committee noted that the site was separated from an existing EVA, which was subject to a right of way in favour of the owner, by a strip of government land. The committee also noted that the government land was in the form of a footpath and that LandsD had no objection to the use of the said government land as footway. The committee also noted that there was no adverse comment from TD and PlanD on the proposed development intensity. Hence, the committee accepted the proposed development intensity under B(P)Reg 19(3).

(b) MAI 2 10/2007

Issue : Exclusion of voids from GFA calculation.

Decision : Having considered that voids are genuine design features and having noted that there was no adverse comments from outside departments, the committee agreed to exclude them from GFA calculation.

(c) BCI 1 10/2007

Issue : Exclusion of area covered by roof feature from GFA calculation.

Decision : Having studied the design of the feature, the committee requested the AP to provide further information on the design concept.

(d) BCI 2 10/2007

Issue : Exclusion of duct room on roof from GFA calculation.

Decision : Having noted that duct room was 1.6m high and would be covered by open louvre, the committee agreed to the exclusion of the said room from GFA calculation.

(e) BCI 3 10/2007

Issue : Proposed A&A works for shop extension on G/F of existing composite building approved under "Volume Regulation".

Decision : Having noted that the PR would not exceed the permissible under the First Schedule, the committee agreed to grant a technical modification to permit the existing domestic site coverage on upper floors to exceed the permissible under the B(P)Reg.

(f) BCI 4 10/2007

Issue : Adverse comments from LandsD on the application for an occupation permit.

Decision : The committee noted that the concern of LandsD was on possible transfer of the obligation for constructing an Internal Pedestrian Walkway required under lease onto the individual owners. The committee noted that the AP and the owner's representative agreed in the meeting that the owner would undertake to construct the said structure and to provide adequate financial security. Given the information provided by the AP and the owner's representative in the meeting, the committee requested LandsD to reconsider its position.