

**Summary of Decisions of the Building Committee**  
**Building Committee I 37/2007 held on 2.10.2007**

(a) BCI 1 37/2007

Issue : Proposed transmission station at a site not abutting on a street not less than 4.5m wide.

Decision : Having studied the nature of the development and the comments from the relevant government departments, the committee accepted the proposed development intensity.

(b) BCI 2 37/2007

Issue : Exclusion of A/C platforms from GFA and site coverage calculations.

Decision : The committee, having noted the size and the design of the A/C platforms, agreed to exclude those platforms excluding the structural beams within the lot boundary from SC and GFA calculation subject to the demonstration on the length of the platform required to CBS's satisfaction. The committee did not agree to the projection of those platforms over the lane.

(c) BCI 3 37/2007

Issue : (i) Proposed residential development at a site abutting a right of way (ROW).  
(ii) Inclusion of the ROW in site area.  
(iii) Exclusion of area covered by green balconies from GFA calculation.  
(iv) Non-provision of service lane.

Decision : (i) The committee noted that the ROW was a specified street under B(P)Reg 18A. Hence committee agreed that the site was a Class A site.  
(ii) The committee agreed that the ROW, being a street under B(P)Reg, should be excluded from site area for the purpose of the B(P)Reg.  
(iii) The committee, having noted the covered areas were open on at least two sides and were within the 8% under JPN, agreed to exclude the areas under green balconies from GFA calculation.  
(iv) The committee noted that there was no existing lane pattern in the vicinity. Having taken into consideration the site topography, the committee accepted the non-provision of service lane.

(d) BCI 4 37/2007

Issue : Dedication of passage in return for GFA exemption and bonus PR.

Decision : The committee noted that TD had confirmed the proposed dedication of passages for the MTR subway to two major roads adjoining the site was essential although TD was of the view that the alignment of the passageway would need to be redesigned for a more direct route. TD also confirmed the proposed passageway leading to the third street was desirable only and that the alignment of the routing to the said street would also need improvement.

The committee, having studied the plans, agreed to the followings:-

- (i) Further consideration for the granting of bonus on a pro-rata basis to the passageway leading to the two major streets would be given only if a direct routing was provided and that the proposed disabled lift from B3/F was extended to the G/F & 1/F for access by wheelchair users.
- (ii) Further consideration for the granting of GFA exemption of the passageway to the third street, on a pro-rata basis, would only be given if a direct routing including that for the disabled was proposed.
- (iii) The passageways on G/F to 1/F should be open 24 hours a day.