

**Summary of Decisions of the Building Committee
Building Committee I 4/2008 held on 29.1.2008**

(a) MAI 1 4/2008

Issue : Proposed dedication for setback for road widening without claiming for bonus PR and SC.

Decision : The committee noted that the AP had voluntary proposed the setback for road widening without claiming for bonus PR and SC. Having taken into account the comments made by TD and having noted that there were encumbrances on the setback area, the committee agreed to accept the proposed dedication without bonus concession as proposed by the AP.

(b) BCI 1 4/2008

Issue : Non-provision of a service lane.

Decision : The committee noted that there was an existing lane pattern and that a strip of land had been reserved and deducted from site area in the original development. The committee did not agree to permit the non-provision of a service lane for the proposed alteration and addition works.

(c) BCI 2 4/2008

Issue : Inclusion of the existing ROW into site area.

Decision : The committee noted that the existing ROW was a street. Hence the committee did not agree to the inclusion of the ROW into site area.

(d) BCI 3 4/2008

Issue : Inclusion of the existing ROW into site area.

Decision : The committee noted that the existing ROW was a street. Hence, the committee did not agree to the inclusion of the ROW into site area.

(e) BCI 4 4/2008

Issue : Building upon and inclusion in site area of the existing ROW.

Decision : The committee noted that the development would abut onto a public street and a private street in the form of ROW of 4.5m wide. The committee accepted that a lane was not required under the BO in the circumstances. The committee accepted the building upon of portion of the ROW and inclusion of the lane and ROW into site area subject to no adverse comments from other relevant departments.

(f) BCI 5 4/2008

Issue : Inclusion of the existing ROW into site area.

Decision : The committee noted that the proposed building was a detached building hence a lane was not required under B(P)Reg 28. The committee accepted the inclusion of the existing lane and ROW into site area subject to no adverse comment from the relevant departments.

(g) BCI 6 4/2008

Issue : Exclusion of voids over lounge area over 15/F from GFA calculation.

Decision : The committee noted that the site was subject to a maximum GFA cap under lease. Having noted the adverse comment from PlanD and LandsD, the committee agreed not to grant modification to exclude the voids from GFA calculation.