Summary of Decisions of the Building Committee
Building Committee I 6/2008 held on 12.2.2008

(a)   MAI   1   6/2008

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

     Decision   :   The committee noted that TD had considered the proposed subway and exits were essential.   The committee also noted that TD had considered the proposed exits were preferable in view of the existing site constraints. Hence the committee agreed to the dedication of a public passage in return for the concession on a pro-rata basis proposed by the AP.

(b)   MAI   2   6/2008

     Issue   :   Proposed building height and PR of the development not in line with the layout plan prepared by PlanD.

     Decision   :   The committee noted that PlanD's advice was not on contravention of a statutory plan.   Members also noted that the building proposal had been approved on earlier occasion having considered all relevant factors and legal advice.   The committee also noted that the building in current proposal had been reduced in building height and there were other buildings higher than the proposed one in the vicinity. Hence the committee agreed not to invoke BO s16(1)(g) to disapprove the plans. In passing, the AP was required to provide further justifications/ rectification on the excessive size of the E/M rooms.

(c)   BCI   1   6/2008

     Issue   :   Application for hotel concession.

     Decision   :   The committee, having noted that the proposal was generally in compliance with the criteria set out in PNAP 111 and that TD had no adverse comments on the proposal, agreed to grant hotel concession under B(P)Reg 23A subject to the justifications/ rectification on the design of the administrative office and the E/M rooms.

(d)   BCI   2   6/2008

     Issue   :   Exclusion of the void over the living and dining room on G/F from GFA calculation for a single-family house.

     Decision   :   Having agreed that the proposed void was genuine design, the committee agreed to accept the exclusion of the void from GFA calculation subject that the design should be made more open to CBS's satisfaction.