

**Summary of Decisions of the Building Committee  
Building Committee I 12/2008 held on 26.3.2008**

(a) MAI 1 12/2008

- Issue : (i) Proposed surrender for road widening public passage in return for bonus PR and SC.
- (ii) Inclusion of the existing rear lane into site area.
- Decision : (i) The committee noted that the proposed road widening was in line with the road widening scheme. The committee also noted that there was no adverse comment from the relevant departments on the proposed claim for bonus in principle. Hence the committee agreed to grant bonus in return for the proposed surrender. In this regard it was noted that the portion of the area proposed for surrender was subject to a ROW. As LandsD would not accept surrender of land subject to encumbrances, the AP was therefore asked to explore the feasibility for the extinguishment of the concerned ROW.
- (ii) The committee noted that subject to the AP's proposed widening of the side lane, the subject rear lane would not be a required lane under the BO. Having noted that there was no objection from other outside departments, the committee agreed to the inclusion of said lane into site area in line with PNAP 179.

(b) BCI 1 12/2008

- Issue : Formal appeal against disapproval of a building plans on contravention of OZP.
- Decision : Having considered all relevant factors, the committee agreed to contest the appeal.

(c) BCI 2 12/2008

- Issue : Footbridge projecting over street.
- Decision : The committee noted that the AP had not provided sufficient information on how a public passageway could be guarantee in the building to which the footbridge was to be connected to. Hence the committee deferred a decision pending further information from the AP.

(d) BCI 3 12/2008

Issue : Exclusion of the areas covered by green balcony and utility platform from GFA calculation.

Decision : The committee, having noted that the covered flat roof areas were open on at least two sides and that the 8% cap set out under the JPN would not be exceeded if the said covered areas were counted as green balconies, agreed to exclude such areas from GFA calculation.

(e) BCI 4 12/2008

Issue : Exclusion of covered walkways at podium level of a commercial complex from GFA calculation.

Decision : Having considered the design and the background of the case, the committee did not agree to exclude the covered walkways from GFA due to their excessive size.

(f) BCI 5 12/2008

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, agreed to grant hotel concession under B(P)Reg 23A subject to no adverse comment from TD.

(g) BCI 6 12/2008

Issue : Exclusion of voids over living rooms in duplex units.

Decision : The committee, having studied the design, had no objection to the exclusion of the voids from GFA calculation.