

**Summary of Decisions of the Building Committee  
Building Committee I 38/2008 held on 30.9.2008**

(a) BCI 1 38/2008

- Issue : (i) Exclusion of voids over entrance foyers and lobbies to lecture theatres from GFA calculation for an institutional development.
- (ii) Exclusion of covered areas under canopies from GFA calculation.
- Decision : (i) The committee, having studied the design and function of proposed voids and nature of the building, agreed to the exclusion of voids from GFA calculation.
- (ii) The committee noted that the covered areas were for circulation purpose with a functional use. The committee also did not identify special circumstances for application for exemption, the committee hence did not agree to the exclusion of the covered areas from GFA calculation.

(b) BCI 2 38/2008

- Issue : (i) Formal appeal against disapproval of building plans for further information on footbridge connection under BO s16(1)(i).
- (ii) Formal appeal against disapproval of building plans for further information on the swept path analysis as requested by a relevant outside department under BO s16(1)(i).
- Decision : (i) Having noted that the footbridge connection was not a requirement under BO or OZP, the committee agreed not to contest the appeal on this issue.
- (ii) Having reviewed the case and the appellant's grounds of appeal, the committee agreed to contest the appeal.

(c) BCI 3 38/2008

- Issue : OP application for a site with dispute on the right to discharge sewage in the private lane to the government sewage system.
- Decision : The committee noted that the drainage connection had been completed according to the approved plans and was in the same alignment for the building previously existed on site. The committee also noted that an interim injunction had been granted by the court in favour of the developer for the construction of the necessary works in the adjoining site and that the developer had undertook to provide alternative discharge in case the future court ruled that the developer had no right

to discharge sewage via the adjoining lot. Having considered all relevant factors, the committee had no objection to the issue of an OP subject to the AP's satisfactory demonstration of the viability of the alternative drainage proposal.

(d) BCI 4 38/2008

Issue : Non-provision of a service lane.

Decision : The committee noted that there was no existing lane in the vicinity and that a lane pattern would unlikely be created in future. Having considered the site situation, the committee accepted the non-provision of a service lane.