

**Summary of Decisions of the Building Committee**  
**Building Committee I 40/2008 held on 14.10.2008**

(a) MAI 1 40/2008

Issue : Exclusion of voids over entrance foyer and living and dining area for single-family houses.

Decision : The committee, having studied the design and the size of the voids, agreed to the exclusion of the void over the entrance foyer for one of the houses from GFA and did not agree to the exclusion of the void over the living and dining area for the other house in view of the excessive size of the void.

(b) BCI 1 40/2008

Issue : Application for hotel concession under B(P)Reg 23A for a hotel conversion project.

Decision : The committee, having noted 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 comments from TD.

(c) BCI 2 40/2008

Issue : Proposed setback for road widening in return for bonus PR and SC.

Decision : Having noted that the proposed setback was considered essential by TD and was in line with the Outline Development Plan, the committee accepted the proposal and agreed to grant bonus in return for the surrender.

(d) BCI 3 40/2008

Issue : (i) Proposed dedication for public passage in return for bonus PR & SC.

(ii) Proposed surrender of lane for public passage in return for bonus PR & SC.

Decision : (i) The committee noted that Transport Department required a setback of 2m for the provision of public pavement. The committee held the view that the area required for public pavement should be affected through surrender in lieu of dedication to avoid future maintenance problem. Hence, the committee agreed to grant bonus GFA in return for the surrender of a 2m wide of strip of land for public pavement.

- (ii) The committee noted that the area in question was an existing lane. Hence, the committee did not agree to the granting of bonus GFA.

(e) BCI 4 40/2008

Issue : (i) Detached status for a proposed building.

- (ii) Inclusion of the existing lane into site area.

Decision : (i) The committee noted that the proposed building had a setback of 2.3m on both sides. The committee also noted that there was a 3m wide partly public and partly private lane at its rear. Noting that there would be a permanent open space of at least 2.3m wide around the building, the committee accepted that the proposed building was a detached building under B(P)Reg 2.

- (ii) Following the decision in (i), the committee accepted the inclusion of the existing lane into site area in line with PNAP 179.