

**Summary of Decisions of the Building Committee**  
**Building Committee I 25/2009 held on 30.6.2009**

(a) MAI 1 25/2009

- Issue : (i) Dedication for public passage within the building in return for bonus PR & SC.
- (ii) Exclusion of the dedicated area for public passage within the building from GFA calculation.
- Decision : (i) Having noted TD & PlanD's advice that the proposed dedication was not essential from traffic engineering point of view, the committee did not agree to grant bonus PR& SC.
- (ii) The committee noted that the proposed public passage was not the most direct and convenient route in particular for persons with a disability. The committee also noted that portion of the proposed public passage was a redundant area and that the population for using the barrier free facilities had not been provided. Hence, the committee did not agree to the granting of modification to exempt the proposed dedicated areas from GFA calculation.

(b) MAI 2 25/2009

- Issue : (i) Proposed extension of the podium of an existing commercial development.
- (ii) Exclusion of an atrium void for the extended portion from GFA calculation.
- Decision : (i) Having heard the advice that the proposal contravened the OZP, the committee agreed to reject the plans under BO s16(1)(d).
- (ii) Having considered the adverse comments from relevant outside departments, the committee agreed not to grant modification to exclude the atrium void from GFA calculation.

(c) MAI 3 25/2009

- Issue : (i) Exclusion of the void above entrance lobby from GFA calculation.
- (ii) (a) Exclusion of covered area under the canopy and the footprint of the building from GFA calculation.
- (b) Exclusion of the areas covered by the slanted building façade on podium and at roof from GFA calculation.

- Decision : (i) The committee, having considered the void a genuine design feature, agreed to the exclusion of the void from GFA calculation.
- (ii) (a) The committee noted that the proposal was a re-provision of the covered passageway which was allowed to be discounted from GFA calculation under the lease conditions. Having considered the background of the case, the committee agreed to the exclusion of the covered areas under the canopy from GFA calculation subject to the condition that the said areas should only be used for passageway.
- (b) The committee, having considered the unique design of the building and that chance of abuse was unlikely, agreed to the exclusion of the covered areas GFA calculation.