

Summary of Decisions of the Building Committee
Building Committee I 31/2009 held on 11.8.2009

(a) MAI 1 31/2009

Issue : Surrender of setback for pavement widening in return for bonus plot ratio and site coverage.

Decision : The committee noted that the setback for pavement widening was required by TD and no objection was received from other relevant outside departments. Hence, the committee agreed to accept the proposed surrender in return for bonus.

(b) MAI 2 31/2009

Issue : Surrender of setback for pavement widening in return for bonus plot ratio and site coverage.

Decision : The committee noted that the setback for pavement widening was required by TD and no objection was received from other relevant outside departments. Hence, the committee agreed to accept the proposed surrender in return for bonus.

(c) MAI 3 31/2009

Issue : Exclusion of void over dining area of single family houses from GFA calculation.

Decision : The committee, having considered the design and having noted that there was no objection from the relevant outside departments, accepted the exclusion of the void from GFA calculation.

(d) BCI 1 31/2009

Issue : (i) Proposed redevelopment of the podium/tower of an existing commercial development with excessive site coverage.

(ii) Exclusion of covered passageway at podium level of a commercial development from GFA calculation.

Decision : (i) The committee noted that the lease permitted excessive site coverage to facilitate the construction of an exhibition hall and the proposed exhibition hall was a replacement of the existing exhibition hall with the same coverage. Having taken into account all relevant factors, the committee agreed to grant a modification to permit the non-domestic site coverage between 15m to 25m above ground to have site coverage of 78.13%.

- (ii) The committee noted that the covered areas were indicated as public passage on the approved plans. On the condition that the same would be indicated on the submitted plans and that the area would be used as public passage, the committee agreed to the exclusion of the covered passageways from GFA calculation.

(e) BCI 2 31/2009

Issue : Proposed basement carpark to be built under the internal road of a residential development.

Decision : The committee noted that under the lease conditions, the site had to allow access and provision of building services/utilities to the adjoining site. Having studied the case, the committee requested information on the laying of and future maintenance of building services/utilities to the adjoining site before making a decision on the acceptance of the proposal under sec 31(1) of the BO.