

Summary of Decisions of the Building Committee
Building Committee I 39/2009 held on 6.10.2009

(a) MAI 1 39/2009

- Issue : (i) Exemption for void over entrance hall and external entrance porch at G/F, balcony, utility platform, wider lift lobbies, lift shafts for better lift services, clubhouse, watchman & management office, counter & toilets, and covered areas under balconies and utility platforms at 1/F from GFA calculation.
- (ii) Non-provision of service lane.
- Decision : (i) Following the established practice laid down in PNAPs and JPNs, the committee accepted the granting of exemption for the areas from GFA calculation.
- (ii) 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 existing layout of the sites in the vicinity, the committee accepted the non-provision of a service lane.

(b) BCI 1 39/2009

- Issue : (i) Exemption for station entrance, concourse, commercial kiosk and plant room from GFA calculation.
- (ii) Proposed dedication of station entrance and concourse for public passage in return for bonus plot ratio.
- (iii) Proposed dedication of setback area for public passage in return for bonus plot ratio.
- Decision : (i), (ii) & (iii) Noting that the AP would provide further information on the legal capacity of his client on the proposed dedications, the committee agreed to defer a decision.

(c) BCI 2 39/2009

- Issue : Exclusion of covered public open space at G/F from GFA calculation.
- Decision : The committee accepted that the proposed cover in the form of a canopy would provide weather protection to pedestrian using the escalators. Having noted that there was no objection from other relevant government departments, the committee agreed to the granting of exemption of the proposed cover over the public open space from GFA calculation.