

Summary of Decisions of the Building Committee
Building Committee I 30/2010 held on 3.8.2010

(a) MAI 1 30/2010

- Issue : (i) Extinguishment, building upon and inclusion in site area of existing private street.
- (ii) Inclusion of existing open yard into site area.
- (iii) Exclusion of atrium void and the voids over shopping arcade & residential shutter lifts lobby from GFA calculation of a composite development.

- Decision : (i) Having studied the plans and the history of the site, members noted that the area in question was an open space subject to ROW serving various lots within the redevelopment site only. Having noted that there was no objection from relevant outside departments, the committee had no objection to the granting of modification to permit the private street be extinguished, built upon and included in site area under BO s.31(1) and B(P)Reg 23(2)(a).
- (ii) The committee noted that the strip of land in question was an open yard and that a free and unobstructed passageway would be provided for the passage of the adjoining building. Hence, the committee had no objection to permit the area of the yard to be included in site area.
- (iii) The committee, having considered the design and the function of the voids, agreed to exclude the voids other than the atrium void from GFA calculation.

(b) BCI 1 30/2010

Issue : Shop Extension to the yard area of the existing building.

Decision : Having noted that the PR would not exceed the permissible under the First Schedule, the committee agreed to the granting of a technical modification to permit the existing domestic site coverage on upper floors to exceed the permissible under the B(P)Reg.