

**Summary of Decisions of the Building Committee  
Building Committee I 46/2010 held on 23.11.2010**

(a) MAI 1 46/2010

Issue : Building over of the existing lane cum ROW.

Decision : Having studied the plans and noted the advice of relevant outside departments, the committee had no in-principle objection to the granting of exemption to permit the existing ROW to be built over under BO s.31(1).

(b) MAI 2 46/2010

Issue : Formal appeal against BA's disapproval of plans.

Decision : Having studied the case and noted the advice of TD and all relevant factors, the committee agreed to contest the appeal.

(c) MAI 3 46/2010

Issue : (i) Inclusion of the ROWs in site area.  
(ii) Exclusion of covered area for EVA at G/F from GFA calculation.

Decision : (i) The committee noted that there was no change in circumstances since the last BC and did not identify any reason in deviating from the previous decision. Having studied the plans and the advice of LandsD, the committee noted that the ROW was used as a private street and the developer did not have full control on the strip of land in question. Hence, the committee reaffirmed its previous decision that the inclusion of the existing ROW into site area be not accepted.

(ii) Noting that the area in question was for satisfying the requirement of B(P)R 41D, the committee raised no objection to disregard the portion of covered area for EVA at G/F under the footprint of the tower from GFA calculation, but not for the covered area under the flat roof at Podium Level 1.

(d) MAI 4 46/2010

Issue : Formal appeal against BA's disapproval of plans.

Decision : Having considered the case and noted the advice of LandsD, the committee agreed to contest the appeal.

(e) BCI 1 46/2010

Issue : Exclusion of voids over living room of single-family houses from GFA calculation.

Decision : The committee, having studied the design, had no objection to the exclusion of the voids from GFA calculation.

(f) BCI 2 46/2010

Issue : Application for hotel concession.

Decision : The committee noted that the proposal was generally in compliance with the criteria set out in PNAP APP-40. Hence, the committee agreed in principle to the granting of hotel concession under B(P)Reg 23A.