

**Summary of Decisions of the Building Committee  
Building Committee I 51/2010 held on 28.12.2010**

(a) Matters Arising from BCI 2 50/2010

Issue : Formal appeal against BA's disapproval of plans under s16(1)(i) of the BO.

Decision : Having considered the supplementary information, the committee reaffirmed its previous decision to contest the appeal.

(b) BCI 1 51/2010

Issue : Merging of residential units with green balconies resulting in excessive number/size of the same.

Decision : Noting the advice of relevant outside departments and that the proposal involved no enlargement of the existing green balconies, the committee agreed to the granting of modification under the BO to permit merging of residential units with green balconies. The committee also agreed that the AP should be reminded of the provision of s14(2) of the BO.

(c) BCI 2 51/2010

Issue : Non-provision of a service lane.

Decision : 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.

(d) BCI 3 51/2010

Issue : (i) Extinguishment, building upon and inclusion in site area of existing service lane.

(ii) Inclusion of ROWs in site area.

Decision : (i) The committee noted that the lane in question was not a required lane and that the lane did not serve any useful purpose upon redevelopment. The committee raised no objection to the proposal.

(ii) The committee noted the deed showing that the ROWs in question had been released, and that there was no objection from relevant outside departments. The committee raised no objection to the proposed inclusion of ROWs in site area.

(e) BCI 4 51/2010

- Issue : (i) Proposed surrender of setbacks for road widening in return for bonus PR and SC.
- (ii) Proposed building over and surrender of rear lane in return for bonus PR and SC.
- Decision : (i) Having noted that the proposed setbacks for road widening were required by the government and that there was no objection from relevant outside departments, the committee agreed to the granting of bonus PR and SC in return for the surrender.
- (ii) Noting that the proposed surrender was not required by the government and that the area would be built over, the committee did not agree to the proposed surrender of rear lane in return for bonus PR and SC.

(f) BCI 5 51/2010

- Issue : Merging of residential units with green balconies and utilities platforms resulting in excessive number/sizes of the same.
- Decision : Noting the advice of relevant outside departments and that the proposal involved no enlargement of the existing green balconies, the committee agreed to the granting of modification under the BO to permit merging of residential units with green balconies and utilities platforms. The committee also agreed that the AP should be reminded of the provision of s14(2) of the BO and the necessary compliance with the DMC.

(g) BCI 6 51/2010

- Issue : (i) Inclusion of existing ROW into site area.
- (ii) Exclusion of the following from GFA calculation:
- (a) void at the side and above escalator at the entrance
- (b) void over shopping arcade
- (c) high headroom of shopping arcade
- Decision : (i) The committee noted that the existing ROW was not a required service lane for the purpose of BO and the area in question formed part of the existing site. Hence, the committee agreed to the inclusion of the ROW in site area.
- (ii) Having studied the design, the committee agreed to the exclusion of the void above the LG/F arcade from GFA calculation and accepted the proposed headroom of the G/F

entrance arcade. The committee did not agree to the exclusion of the void at M/F over LG/F arcade from GFA calculation for its excessive height and size.

(h) BCI 7 51/2010

Issue : Exclusion of the following from GFA calculation:

- (a) covered swimming pool
- (b) covered paved and landscape area

Decision : Having noted that the proposal was not in line with the acceptance criteria under PNAP APP-42 and APP-104, the committee did not agree to the exclusion of the areas from GFA calculation.