

**Summary of Decisions of the Building Committee
Building Committee I 6/2011 held on 8.2.2011**

(a) MAI 1 6/2011

Issue : Processing of plans after the decision of Building Appeal Tribunal.

Decision : Having considered all relevant factors, the committee raised no in-principle objection to disapprove the plans.

(b) BCI 1 6/2011

Issue : (i) Extinguishment of existing service lanes.
(ii) Building over and inclusion in site area of portion of the existing service lanes.
(iii) Disapproval of building plans under BOs 16(1)(h).

Decision : (i) & (ii) The committee noted that the lanes were not required lanes under the BO and that there was no objection from relevant departments. The committee raised no in-principle objection to the extinguishment, building over and inclusion in site area of the lanes for the development.

(iii) Having considered the advice of TD that the proposed vehicular access arrangement was likely to be dangerous or prejudicial to the safety or convenience of traffic using the street, the committee agreed to reject the plans under BO s.16(1)(h).

(c) BCI 2 6/2011

Issue : Proposed footbridge projecting over street.

Decision : The committee, noting the advice of a government department, agreed that it was premature to consider the proposal under BOs 31(1) in the absence of information from the AP.

(d) BCI 3 6/2011

Issue : Proposed surrender of setback for road widening in return for bonus PR and SC.

Decision : Having noted that the proposed setback for road widening was 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.

(e) BCI 4 6/2011

- Issue : (i) Exclusion of voids over entrance lobbies from GFA calculation.
(ii) Exclusion of void in recreational facilities from GFA calculation.
- Decision : (i) & (ii) The committee, having studied the design, agreed to the exclusion of the voids from GFA calculation.

(f) BCI 5 6/2011

- Issue : Determination of site classification.
- Decision : The committee, noting the access to the site was from a street intercepted by a strip of government land, did not accept the site to be regarded as a Class A site, and agreed that the plans be disapproved under BO s16(1)(d).

(g) BCI 6 6/2011

- 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.

(h) BCI 7 6/2011

- Issue : Extension to the yard area of the building approved under “Volume Regulations”.
- Decision : Having noted that the PR would not exceed the permissible under the First Schedule, the committee agreed to the granting of technical modification to permit the existing domestic site coverage on upper floors to exceed the permissible under the B(P)Regs.

(i) BCI 8 6/2011

- Issue : Exclusion of void over entrance lobby from GFA calculation for an existing office building.
- Decision : The committee, having considered the design of the existing building and the function of the void, agreed in principle to exclude the void in question from GFA calculation.