

**Summary of Decisions of the Building Committee
Building Committee I 17/2011 held on 26.4.2011**

(a) MAI 1 17/2011

Issue : Shop extension to the yard area of the building approved under the earlier version of the BO.

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)Rs.

(b) MAI 2 17/2011

Issue : Determination of site classification.

Decision : Having considered the case and the special circumstances, the committee agreed that the site be regarded as a Class A site.

(c) MAI 3 17/2011

Issue : Issue of Temporary Occupation Permit prior to the execution of Deed of Dedication.

Decision : Having noted that no bonus GFA was involved and the required dedication for public passage had been embodied in the lease and registered with the LR, the committee raised no objection to the issuance of Temporary Occupation Permit for a portion of the building.

(d) BCI 1 17/2011

Issue : Windows facing government footpath.

Decision : Having studied the plans and noted that there was no objection from relevant outside departments, the committee accepted the proposal under B(P)R 30 and 31.

(e) BCI 2 17/2011

- Issue :
- (i) Exclusion of voids over entrance foyer, lift lobby and escalator from GFA calculation for a commercial development.
 - (ii) Exclusion of architectural features from GFA & SC calculations.
 - (iii) Exclusion of enlarged architectural feature at roof from GFA & SC calculations.

- Decision : (i) The committee, having considered the design, agreed to exclude the voids from GFA calculation.
- (ii) Having considered the features were genuine design features, the committee agreed to the exclusion of them from GFA & SC calculations.
- (iii) Having considered the design, the committee did not agree to exempt the architectural feature, which was excessive in size, from GFA & SC calculations.

(f) BCI 3 17/2011

Issue : Formal appeal against disapproval of plans.

Decision : Having considered the case, the committee agreed to contest the appeal

(g) BCI 4 17/2011

Issue : Formal appeal against disapproval of plans.

Decision : Having considered the case, the committee agreed to contest the appeal

(h) BCI 5 17/2011

Issue : Exclusion of public passageway from GFA calculation.

Decision : Noting that the passageway was required under the lease and that there was no objection from relevant outside departments, the committee agreed to the granting of modification to exclude the public passageway from GFA calculation.

(i) BCI 6 17/2011

Issue : Formal appeal against disapproval of plans.

Decision : Having considered the case, the committee agreed to contest the appeal

(j) BCI 7 17/2011

- Issue : (i) Proposed surrender of setback for road widening in return for bonus PR and SC.
- (ii) Non-provision of service lane.

- Decision : (i) Having noted that the proposed surrender 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 proposed surrender.
- (ii) The committee identified no special circumstances warranting a deviation, and did not agree to the granting of exemption for non-provision of service lane.