

Summary of Decisions of the Building Committee
Building Committee I 43/2014 held on 28.10.2014

(a) MAI 1 43/2014

Issue : Development intensity and building height for a site not abutting a specified street of not less than 4.5m wide.

Decision : Noting that the proposed development intensity and building height were generally in line with that permitted under the OZP and there were no adverse comments from some concerned departments, the committee agreed to the proposed development intensity and building height under B(P)R 19(3) subject to no objection from other concerned departments.

(b) MAI 2 43/2014

Issue : Execution of modified lease conditions in lieu of the execution of an Agreement to Surrender for a site.

Decision : Noting that the Government's relevant interest had been fully secured by the modified lease conditions which had been executed and registered at the LR, the committee agreed that the execution of an Agreement to Surrender might not be a pre-requisite to the issue of occupation permit.

(c) BCI 1 43/2014

Issue : Exclusion of rainwater recycling plant room from GFA calculations.

Decision : Having considered the design and the function of the proposed rainwater recycling system, the committee agreed to exclude the plant room from GFA calculations subject to further substantiations.

(d) BCI 2 43/2014

Issue : Development intensity of a site not abutting on a specified street of not less than 4.5m wide.

Decision : Noting that the proposed development intensity was in line with that permitted under the OZP and that there were no adverse comments from some concerned departments, the committee had no in-principle objection to the proposed development intensity under B(P)R 19(3) subject to no objection from other concerned departments.

(e) BCI 3 43/2014

Issue : Exclusion of vertical greenery from SC and GFA calculations.

Decision : Having studied the design, the committee agreed to exclude the vertical greenery from SC and GFA calculations subject to further substantiations.

(f) BCI 4 43/2014

Issues : (i) Exclusion of plant rooms for rainwater recycling system and photovoltaic system from GFA calculations.

(ii) Sunshades to be disregarded from SC and GFA calculations.

Decisions : (i) Having considered the design and the functions of the proposed systems, the committee agreed to exclude the plant rooms from GFA calculations subject to further substantiations.

(ii) Having studied the proposal and noting that the proposed sunshades would assist in the reduction of the OTTV of the building, the committee agreed to disregard the sunshades from SC and GFA calculations.

(g) BCI 5 43/2014

Issue : Proposed dedication for public passage in return for bonus PR and SC.

Decision : Having regard to the advice of concerned departments, the committee did not agree to the proposed dedication for public passage in return for bonus PR and SC.