

Summary of Decisions of the Building Committee
Building Committee I 38/2021 held on 9.11.2021

(a) MAI 1 38/2021

- Issues : (i) Existing public street to be extinguished, built in, over, upon and under, and included in site area.
- (ii) Prescribed windows of proposed development facing onto area to be re-delivered to the Government.
- (iii) Prescribed windows of existing adjacent developments facing onto area to be re-delivered to the Government.
- Decisions : (i) Noting that the street would be permanently closed under the Roads (Works, Use and Compensation) Ordinance (Cap. 370), the committee had no in-principle objection to the extinguishment and building in, over, upon and under of the streets and inclusion of the streets in site area.
- (ii) Having regard to the status of the concerned area, the committee had no objection to accept the proposal.
- (iii) Noting that the resulting standard of natural lighting and ventilation of existing developments would not be diminished, the committee had no objection to accept the proposal.

(b) BCI 1 38/2021

- Issues : (i) High headrooms on various floors.
- (ii) Exclusion of voids from GFA calculations
- Decisions : (i) Having regard to the functional needs of the building, the committee agreed to permit the high headrooms at respective locations and floors.
- (ii) Having considered the design and functional needs of the building, the committee agreed to exempt the voids from GFA calculations.