

**Summary of Decisions of the Building Committee**  
**Building Committee I 46/2005 held on 29.11.2005**

(a) MAI 1 46/2005

Issue : Exclusion of voids over living rooms and the entrance of single family house from GFA calculation.

Exclusion of covered landscaped area from GFA calculation.

Decision : The committee did not agree to exclude the voids, which were excessive in size, from GFA calculation.

The committee did not agree to exclude the covered landscaped area from GFA calculation.

(b) MAI 2 46/2005

Issue : Excessive non-domestic site coverage in accordance with PNAP 280.

Decision : The committee noted the proposal was in compliance with the requirements set out in PNAP 280, would enhance lighting and ventilation at street level and would also enhance the noise mitigation measures provided to the development hence the committee agreed to accept the proposed excessive coverage. The committee agreed to grant modification to allow excessive site coverage.

(c) MAI 3 46/2005

Issue : Exclusion of pavilions on common swimming pool deck from GFA calculation.

Decision : The committee noted that the pavilions located in the common area at the swimming pool deck were for recreational function. The committee agreed to the exclusion of the pavilions from GFA calculation subject to confirmation of the use on the plans and compliance with the criteria for recreational facilities set out in the relevant PNAP.

(d) MAI 4 46/2005

Issue : Application for hotel concession.

Decision : The committee noted that the proposal was in compliance with the criteria set out in PNAP111 with no adverse comment from outside departments. Hence, the committee agreed to grant hotel concession under B(P)Reg 23A.

(e) BCI 1 46/2005

Issue : Exclusion of decorative screen walls from GFA calculation.

Decision : The committee could not identify any public interest in granting exemption of the screen walls from GFA calculation.

(f) BCI 2 46/2005

Issue : Determination of development intensity for a site abutting a street with a width less than 4.5m.

Exclusion of void over living/dining room of a proposed single family house from GFA calculation.

Decision : The committee noted the proposed low density development was accepted by TPB. The committee, having considered all relevant factors, accepted the proposed development intensity subject to acceptance of the same by FSD.

Having agreed that the void was a genuine design feature and was of reasonable size, the committee accepted the exclusion of the void from GFA calculation.

(g) BCI 3 46/2005

Issue : Determination of development intensity for a site abutting a road of width less than 4.5m wide.

Decision : The committee noted that the AP had not provided information of the proposed development including the layout and the uses. The committee agreed that it was premature to determine the development intensity.

(h) BCI 4 46/2005

Issue : Dedication for public passage in return for GFA exemption.

Decision : The committee noted that the public passage was required under lease. The committee also noted the exemption was calculation on a pro-rata basis in line with under PNAP 233. Hence the committee agreed to exempt the area in question from GFA calculation.

(i) BCI 5 46/2005

Issue : Exclusion of the void over the G/F living room of single family house from GFA calculation.

Decision : Having agreed that the void was a genuine design feature and was reasonable in terms of headroom and size, the committee agreed to exempt the void from GFA calculation.

(j) BCI 6 46/2005

Issue : Proposed change in use from shop to hotel/guesthouse.

Decision : The committee noted that the proposal did not fulfill the requirements set out in PNAP 111 in terms of provision of BOH, central A/C and hot water system as well as on-site transport facilities. Hence, the committee did not accept the proposed change in use.

(k) BCI 7 46/2005

Issue : Non-provision of service lane for a domestic development.

Exclusion of clubhouse from GFA calculation.

Decision : The committee accepted that a lane was not required for the proposed development site taking into account the site configuration of the adjoining sites. The committee accepted the non-provision of a service lane for the proposed development.

The committee noted that the proposed recreational facilities exceeded that permitted under the OZP and that PlanD had reservation on the size of the proposed recreational facilities. On the advice of PlanD, the committee agreed that the proposal did not comply with BO Sec 16(1)(da).

(l) BCI 8 46/2005

Issue : Proposed change in use from domestic to a Chinese clinic/shop.

Decision : As the change in use had already taken place, the committee agreed that the submission of Form BA 15 was not appropriate. Case would be referred to EBD for follow up action in accordance with its enforcement policy.

(m) BCI 9 46/2005

Issue : Proposed change in use from domestic to shop.

Decision : As the proposed change in use would contravene the FRC and MOE requirements, the committee agreed to prohibit the proposed change in use.

(n) BCI 10 46/2005

Issue : Exclusion of areas under the wooden trellises on 5/F podium from GFA calculation.

Decision : The committee agreed to defer a decision pending LandsD's confirmation on the acceptance of trellis in common areas.