

**Summary of Decisions of the Building Committee**  
**Building Committee I 14/2006 held on 4.4.2006**

(a) MAI 1 14/2006

Issue : Exclusion of a porch from GFA and site coverage calculations.

Decision : The Committee noted that the porch was of open frame design which covered the driveway and the drop-off area at the main entrance to the development. Having considered its design, the committee agreed to the exclusion of the porch from GFA calculation. However, the committee did not identify any special circumstance for excluding the porch from site coverage calculation.

(b) BCI 1 14/2006

Issue : Non-provision of service lane for domestic building.

Decision : Having noted that there was no existing lane pattern in the vicinity and that the chance of creating one in future was remote, the committee accepted the non-provision of service lane for the proposed low density development.

(c) BCI 2 14/2006

Issue : Application for excessive site coverage in accordance with PNAP 280

Decision : As the proposal did not comply with both the lease and OZP, the committee agreed that it was premature to consider the application.

(d) BCI 3 14/2006

Issue : (i) Non provision of service lane for domestic building.  
(ii) Exclusion of the covered EVA hammerhead from GFA calculation.

Decision : (i) Having noted that there was no existing lane pattern in the vicinity of the isolated site under consideration, the committee accepted the non-provision of service lane for the proposed low density development.

(ii) The committee, did not agree to the exclusion of the covered EVA hammerhead from GFA calculation.

(e) BCI 4 14/2006

- Issue : (i) Proposed surrender of corner splay in return for bonus PR & SC.
- (ii) Exclusion of the void on 1/F over lift lobby from GFA calculation.
- Decision : (i) As the provision of the corner spray was positively supported by Transport Department, the committee agreed to grant bonus in return for the surrender of the corner splay.
- (ii) The committee, having considered the size and location of the void, did not agree to the exclusion of the void from GFA calculation.

(f) BCI 5 14/2006

- Issue : Adverse comments from other departments on the application for an occupation permit.
- Decision : While the committee noted that Lands Department had withdrawn its objection, Planning Department raised objection to the issue of an occupation permit, the committee requested Planning Department to provide written advice for further consideration.

(g) BCI 6 14/2006

- Issue : (i) Site classification.
- (ii) Confirmation on disapproval of building plans for contravention of the OZP
- Decision : (i) The committee noted that the subject site abutted on an ROW which was a “specified street” under B(P)Reg. 18A. Hence, the committee agreed that the site was a Class A site.
- (ii) The committee noted an earlier set of plans was disapproved on ground of contravention of the OZP and that an appeal against such disapproval had been lodged. In respect of the amendment plans tabled before the meeting, the committee endorsed the disapproval of the plans for contravention of the OZP after Planning Department confirmed that the proposal did not comply with the OZP.