

**Summary of Decisions of the Building Committee
Building Committee I 39/2007 held on 16.10.2007**

(a) MAI 1 39/2007

Issue : Building amendment for an approved scheme being incompatible with the road scheme gazetted after approval.

Decision : The committee noted that no amendment was proposed by the AP on the transport facilities including car-parking provision, and the subject amendment was only minor in nature and did not fall within the scope of the gazette road scheme. The committee also noted that there was no objection from the relevant outside departments on the proposal. Hence the committee agreed that while the plans were to be approved under the BO, a separate letter should be issued to the AP and the developer advising them the incompatibility arising from the gazetted road scheme, which might require amendments of the proposal.

(b) BCI 1 39/2007

Issue : (i) Exclusion of metal sunshades covering the flat roof from SC and GFA calculations.

(ii) Exclusion of metal architectural features cum sunshades from SC and GFA calculations.

Decision : (i) The committee noted that the sunshades covered private flat roof and considered that the projection was excessive. Hence the committee did not agree to grant modification for the exclusion of the sunshades from SC and GFA calculation.

(ii) The committee, having considered the architectural features cum sunshades were genuine design features, agreed to exclude such features from GFA and SC calculations.

(c) BCI 2 39/2007

Issue : Proposed surrender and setback for lane widening in return for bonus PR & SC in line with the requirement of Outline Development Plan.

Decision : The committee noted that the positive support had not been obtained from the relevant outside departments and the issue on the maintenance responsibility had not been cleared, hence the committee agreed to defer a decision pending further information.

(d) BCI 3 39/2007

- Issue : (i) Exclusion of voids over living rooms for single-family houses.
- (ii) Non-provision of a service lane.
- Decision : (i) The committee, having studied the location of the void, was of the view that the design was uncommon and subject to abuse, hence the committee agreed that the AP should provide further information on the design concept for consideration.
- (ii) The committee noted that the site was surrounded by slope and that there was no existing lane in the vicinity, accepted the non-provision of a service lane.

(e) BCI 4 39/2007

- Issue : Exclusion of skygarden cum refuge floor from GFA calculation.
- Decision : The committee, having based on PlanD's advice, requested the AP to provide further information regarding PlanD's advice on the excessive storey height and the overall building height. Hence the committee agreed not to grant modification for the exclusion of the skygarden cum refuge floor from GFA calculation. Meanwhile, BD would reserve position on the accountability of GFA under B(P)Reg and the granting of GFA exemption under BO s42.