

**Summary of Decisions of the Building Committee
Building Committee I 31/2008 held on 5.8.2008**

(a) MAI 1 31/2008

Issue : Proposed single family house on a site not abutting a street of not less than 4.5m wide.

Decision : Subject to demonstration on the adequacy on the provision of vehicular services to the proposal and justification that there was no adverse impact on the cumulative effect arising from the increase in development intensity and subject to acceptance of the same under the lease conditions, the proposed development parameters of plot ratio 0.902, site coverage 37.275% and building height 15.45m were accepted in principle under B(P)Reg 19(3).

(b) BCI 1 31/2008

Issue : Exclusion of RC sunshades above the bay windows from GFA calculations.

Decision : The committee, having heard the AP's presentation and having agreed that the sunshades would contribute to environment, agreed to exclude such features from GFA calculation subject to AP's clarification that the features would be physically separated from the bay windows.

(c) BCI 2 31/2008

Issue : Application for hotel concession.

Decision : The committee noted that the proposal was generally in compliance with the criteria set out in PNAP 111 and that no objection from the relevant outside departments. Hence, the committee agreed to the granting of hotel concession under B(P)Reg 23A.

(d) BCI 3 31/2008

Issue : Application for hotel concession for a conversion project from commercial building to hotel

Decision : The committee noted that the proposal was generally in compliance with the criteria set out in PNAP 111 and that TD had no objection to the non-provision of on-site transport facilities. Hence, the committee agreed to the granting of hotel concession under B(P)Reg 23A.

(e) BCI 4 31/2008

Issue : Proposed single family houses with 3 storeys and a cockloft.

Decision : The committee, having studied the explanatory note of the MOE Code and having studied the plans, agreed that the proposed buildings were houses having more than 3 main storeys. The committee agreed that the building should be subject to the code.

(f) BCI 5 31/2008

Issue : Exclusion of architectural features on roof for a school building from GFA calculation.

Decision : The committee, having considered the design and the use of the building, accepted the features were genuine design features. Hence, the committee agreed to grant a modification for the exclusion of the features from GFA calculation.