

**Summary of Decisions of the Building Committee**  
**Building Committee I 50/2008 held on 23.12.2008**

(a) MAI 1 50/2008

- Issue : (i) Proposed single family houses development on a site not abutting a street of not less than 4.5m wide.
- (ii) Exclusion of voids from GFA calculation.
- (iii) Non-provision of service lane.
- Decision : (i) The committee noted that the revised development proposal would be built to existing plot ratio as allowed under the town plan and would comply with the lease. Having noted that there was no objection from relevant outside departments, the committee accepted the proposed development intensity under B(P)Reg 19(3).
- (ii) The committee, having studied the design and the high headroom for a portion of living room, agreed to accept proposed headroom of the living room of the duplex unit.
- (iii) The committee noted that there was no existing lane in the vicinity and that a lane pattern would unlikely be created in future, accepted the non-provision of service lane.

(b) MAI 2 50/2008

- Issue : (i) Exclusion of covered area at G/F under the inclined external wall of the building on 3/F or above from GFA calculation for an institution building.
- (ii) Exclusion of architectural features cum maintenance platforms from GFA calculation
- Decision : (i) The committee having studied the plans, agreed that areas covered by the inclined wall of the building on 3/F or above which were of high headroom, open in design and not serving any functional use, could be excluded from GFA calculation.
- (ii) The committee noted that the features had been included in SC calculation. The committee having studied the design of proposed features, agreed to the exclusion of them from GFA calculation.

(c) BCI 1 50/2008

Issue : Proposed low rise development at a site which is accessible via a street of width less than 4.5m.

Decision : The committee, having considered advice from the relevant outside departments, considered that it was premature to consider the development intensity.

(d) BCI 2 50/2008

Issue : (i) Application for hotel concession.  
(ii) Dedication of setback and corner splay area for road widening in return for bonus plot ratio and site coverage.

Decision : (i) The committee noted that the proposal was in compliance with the criteria set out in PNAP 111 with no adverse comment from outside departments. Hence, the committee agreed to grant hotel concession under B(P)Reg 23A.

(ii) The committee noted that the setback and corner splay for road widening was required by TD and was considered essential. However, the committee was of the view that the set back area should be surrendered in lieu of dedication as per recommendation. Hence, the AP was requested to explore the option of proposed setback in the form of surrender and the committee had no in-principle objection to the granting of concession.