

**Summary of Decisions of the Building Committee
Building Committee I 11/2009 held on 23.3.2009**

(a) MAI 1 11/2009

Issue : Proposed covered landscaped area under footprint of a residential development from GFA calculation.

Decision : The committee agreed that the subject area was located on a podium. Hence, the committee agreed to the exclusion of the covered landscaped area in line with PNAP 116.

(b) BCI 1 11/2009

Issue : Disapproval of plan under BO s16(1)(g).

Decision : Having studied the case, the committee asked for additional information and deferred a decision.

(c) BCI 2 11/2009

Issue : Formal appeal against disapproval of building plans under BO s16(1)(d) for contravention of the town plan.

Decision : Having reviewed the case, the committee agreed to contest the appeal.

(d) BCI 3 11/2009

Issue : Inclusion of the service lanes into site area for a residential redevelopment.

Decision : The committee, having noted that the lanes were not required lanes under the BO and that they would not be built over, agreed to the inclusion of the lanes in site area in line with PNAP 179.

(e) BCI 4 11/2009

Issue : (i) Inclusion of the existing ROW into site area.

(ii) Non-provision of service lane.

Decision : (i) As the existing ROW was a specified street, the committee did not agree to the inclusion of the ROW into site area.

(ii) Arising from the decision made in item(i), the site abutted on two streets hence a lane was not required for the purpose of B(P)Reg 28.

(f) BCI 5 11/2009

Issue : Exclusion of covered area under link bridge at G/F from GFA calculation.

Decision : The committee agreed that the AP should provide further information for consideration of the committee.