

**Summary of Decisions of the Building Committee
Building Committee I 7/2010 held on 23.2.2010**

(a) MAI 1 7/2010

Issue : Exclusion of underground air-cooling tunnels, air-cooling tubes and solar chimneys from GFA calculation.

Decision : The committee noted basically the issue was a lease matter. Having considered all relevant issues, the committee agreed to accept the underground air-cooling tunnels, air-cooling tubes and solar chimneys to be excluded from GFA calculation under B(P)Reg 23(3)(b) for the purpose of the BO.

(b) BCI 1 7/2010

Issue : Disapproval of building plans under BOs 16(1)(h).

Decision : Having considered TD's advice that the proposed run-in/out was not acceptable, the committee agreed to reject the plans under BO s.16(1)(h).

(c) BCI 2 7/2010

Issue : Disapproval of building plans for vehicular access arrangement not found acceptable under BO s16(1)(h).

Decision : Having considered TD's advice, the committee agreed to invoke BO s.16(1)(i) requiring further information to address the concern of TD while reserving position under sec 16(1)(h) of the BO.

(d) BCI 3 7/2010

Issue : Disapproval of building plans for vehicular access arrangement not found acceptable under BOs 16(1)(h).

Decision : Having considered TD's advice, the committee agreed to invoke BO s.16(1)(i) requiring further information to address the concern of TD while reserving position under sec 16(1)(h) of the BO.

(e) BCI 4 7/2010

Issue : Proposed surrender of setback for road widening in return for bonus PR and SC.

Decision : Having noted that the proposed setback was required for road widening by the government, the committee agreed to the granting of bonus PR and SC in return for the surrender.

(f) BCI 5 7/2010

Issue : Extension of lift shaft on the roof and alteration works within a building approved under “Volume Regulations”.

Decision : Having noted that the works would not constitute any changes in the existing PR and SC, the committee agreed to grant a technical modification to permit the existing SC and PR to exceed the permissible under the B(P)Reg.

(g) BCI 6 7/2010

Issue : (i) Application for excessive non-domestic site coverage in accordance with PNAP APP-132.

(ii) Exclusion of void over entrance lobby from GFA calculation.

(iii) Exclusion of the voids over the living room of the duplex units from GFA calculation.

Decision : (i) Noting that the proposal was in compliance with the criteria set out in PNAP APP-132 and there was no adverse comment from other departments, the committee agreed to grant a modification to permit excessive site coverage.

(ii) The committee, having studied the design, agreed to the exclusion of the void from GFA calculation in principle.

(iii) Having studied the design, the committee did not agree to the exclusion of the voids from GFA calculation.

(h) BCI 7 7/2010

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

Decision : Having noted that the proposal was not in line with development parameters set out in the Layout Plan, the committee did not agree to the proposed development intensity.

(i) BCI 8 7/2010

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

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