

**Summary of Decisions of the Building Committee
Building Committee I 20/2010 held on 25.5.2010**

(a) MAI 1 20/2010

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

Decision : 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 the granting of modification to permit excessive site coverage.

(b) MAI 2 20/2010

Issue : Hotel suite-typed guestrooms with individual bathrooms.

Decision : The committee noted that the proposal was generally in compliance with the criteria set out in PNAP APP-40 and that there was no objection from relevant outside departments. Hence, the committee agreed in-principle to accept hotel suite-typed guestrooms with individual bathrooms.

(c) MAI 3 20/2010

Issue : Measurement of the height of a building for a site abutting two streets.

Decision : Having noted the height of a building was measured from the mean level of the lower or lowest street upon which it abutted and the adverse comments from an outside department, the committee did not accept the AP's proposed measurement of the height of podium by taking the mean of levels of two streets as ground level.

(d) BCI 1 20/2010

Issue : (i) Exclusion of voids over living rooms.

(ii) Non-provision of a service lane

Decision : (i) The committee, having studied the design, had no objection to the exclusion of the voids from GFA calculation subject to the provision of appropriate anti-abuse measures.

(ii) The committee noted that there was no existing lane in the vicinity and that a lane pattern would unlikely be created in future. Having considered the existing layout of the sites in the vicinity, the committee accepted the non-provision of a service lane.

(e) BCI 2 20/2010

- Issue : (i) Exclusion of voids over living rooms.
- (ii) Non-provision of a service lane
- Decision : (i) The committee, having studied the design, had no objection to the exclusion of the voids from GFA calculation subject to the provision of appropriate anti-abuse measures.
- (ii) The committee noted that there was no existing lane in the vicinity and that a lane pattern would unlikely be created in future. Having considered the existing layout of the sites in the vicinity, the committee accepted the non-provision of a service lane.

(f) BCI 3 20/2010

- Issue : Application for excessive non-domestic site coverage in accordance with PNAP APP-132.
- Decision : 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 the granting of a modification to permit excessive site coverage.

(g) BCI 4 20/2010

- Issue : Exclusion of the atrium voids, voids over entrances and covered glass roofs from GFA calculation.
- Decision : Having considered the nature and the design of the development, the committee agreed to grant modification to exclude it from GFA calculation.

(h) BCI 5 20/2010

- Issue : (i) An offshore site without access from a street.
- (ii) The site does not abut a specified street.
- Decision : (i) & (ii) Having studied the plans, the committee agreed in-principle to the proposed works on an offshore site not abutting a specified street and having no access from a street provided that the works would not contravene any other enactments.

(i) BCI 6 20/2010

Issue : Exclusion of voids over living rooms.

Decision : The committee, having studied the design, had no objection to the exclusion of the voids from GFA calculation subject to the provision of appropriate anti-abuse measures.

(j) BCI 7 20/2010

Issue : (i) Inclusion of ROW into site area.
(ii) Extinguishment of the existing service lane and inclusion of the same in site area and building over it.
(iii) Exclusion of sky garden from GFA calculation.

Decision : (i) Having studied the plans, the committee noted that the width of the ROW was greater than 4.5m and did not agree to the inclusion of the ROW into site area. The AP was required to clarify the land status and the rights of the owners of the adjacent buildings over the ROW in question.
(ii) The committee, having noted that the lane was not a required lane under the BO and the adverse comments from a relevant government department, only agreed to the inclusion of the lane in site area in line with PNAP APP-73 and did not agree to permit the same to be built over.
(iii) The committee noted the concern raised by a department on the excessive building height of the proposed development. Having considered all relevant factors, the committee did not agree to the granting of exemption for the exclusion of the sky garden from GFA calculation.

(k) BCI 8 20/2010

Issue : Shop Extension to the yard area of the existing building.

Decision : Having noted that the PR would not exceed the permissible under the First Schedule, the committee agreed to grant a technical modification to permit the existing domestic site coverage on upper floors to exceed the permissible under the B(P)Reg.

(1) BCI 9 20/2010

Issue : Proposed development on a site not abutting a 4.5m wide street.

Decision : The committee did not agree to the proposed development intensity in view of the adverse comments from a relevant government department.