

**Summary of Decisions of the Building Committee**  
**Building Committee I 23/2010 held on 15.6.2010**

(a) Matters Arising from MAI 2 22/2010

Issue : Formal appeal against BA's disapproval of plans.

Decision : Having considered all relevant issues, the committee agreed not to contest the appeal.

(b) MAI 1 23/2010

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.

(c) MAI 2 23/2010

Issue : Increase of GFA on a site not abutting a specified street of not less than 4.5m.

Decision : Having studied the plans and noted the objection raised by a government department, the committee did not agree to the proposed development intensity under B(P)Reg 19(3).

(d) BCI 1 23/2010

Issue : Shop extension to the rear yard of the building approved under "Volume Regulations".

Decision : The committee noted that the proposal involved horizontal extension and that the PR had already exceeded the permissible under the First Schedule of the B(P)Reg. The committee also noted that the granting of a technical modification to permit the existing PR to exceed the permissible under the B(P)Reg was not in line with the current practice. Hence, the committee did not agree to the granting of modification.

(e) BCI 2 23/2010

Issue : Exclusion of void over public passageway from GFA calculation.

Decision : The committee, having considered the function of the void and that there was no objection from relevant outside departments, agreed to exclude the void in question from GFA calculation.

(f) BCI 3 23/2010

Issue : Extinguishment, building upon and inclusion in site area of existing street and service lanes.

Decision : Having studied the plans and noted the existing site conditions, the committee did not agree to the granting of modification to permit the extinguishment and inclusion in site area of the existing street and service lanes under BOs 31(1) and B(P)Reg 23(2)(a).

(g) BCI 4 23/2010

Issue : Proposed domestic development on a site abutting a street of less than 4.5m wide.

Decision : Having studied the case, the committee agreed to defer a decision pending comments from a government department.