

**Summary of Decisions of the Building Committee
Building Committee I 42/2010 held on 26.10.2010**

(a) MAI 1 42/2010

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

Decision : Having considered the case and noted the situation of another proposal in local vicinity having similar circumstances, the committee agreed to contest the appeal.

(b) BCI 1 42/2010

Issue : Non-provision of a service lane.

Decision : 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 layout of the site and its vicinity, the committee accepted the non-provision of a service lane.

(c) BCI 2 42/2010

Issue : Increase of GFA on a site not abutting a street of 4.5m wide.

Decision : Noting that there was no objection from relevant outside departments, the committee agreed in-principle to the proposed development intensity under B(P)Reg 19(3).

(d) BCI 3 42/2010

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

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

(e) BCI 4 42/2010

Issue : Inclusion of lane into site area.

Decision : The committee, having noted that the lane was not a required lane under the BO and that it would not be built over, agreed to the inclusion of the lane in the site area in line with PNAP APP-73.

(f) BCI 5 42/2010

- Issue : (i) Proposed surrender of setback for road widening in return for bonus PR and SC.
- (ii) Exclusion of structural strengthening wall from GFA and SC calculations.
- Decision : (i) Noting that the proposed surrender was not required by the government, the committee agreed that bonus PR and SC be not granted in return for the surrender.
- (ii) The committee noted that the proposed structural strengthening wall was excessive in size and that there were other options to providing structural support to the adjoining building, the committee agreed that the proposed exclusion of the wall from GFA and SC calculations be not accepted.

(g) BCI 6 42/2010

- Issue : Architectural features supporting signboard and projecting over street.
- Decision : Having considered the design and the advice of a government department, the committee did not agree to the granting of exemption to permit architectural features projecting over street and serving as the support for signboard.

(h) BCI 7 42/2010

- Issue : Projection over street.
- Decision : Having considered the nature of the proposal and advice from relevant outside departments, the committee agreed to the granting of exemption under BO s31(1) subject to acceptance of the same by LandsD.

(i) BCI 8 42/2010

- Issue : Exclusion of steel platform over stage from GFA calculation.
- Decision : Noting that the platform formed part of the stage equipment / plant area, the committee agreed to the exclusion of it from GFA calculation.