

**Summary of Decisions of the Building Committee
Building Committee I 47/2010 held on 30.11.2010**

(a) MAI 1 47/2010

Issue : A site not provided with an access from a street of not less than 4.5m wide.

Decision : The committee noted that the proposed development parameter was in line with the OZP and that there was no objection from relevant outside departments. Having considered all the relevant factors, the committee agreed that there was no in-principle objection to the proposed land exchange under B(P)Reg 5 and B(P)Reg 19(3).

(b) BCI 1 47/2010

Issue : Exclusion of area covered by solar panels from GFA calculation.

Decision : The committee, having considered the justifications provided by the AP and noted that there was no objection from relevant outside departments, agreed to the exclusion of the covered area from GFA calculation.

(c) BCI 2 47/2010

Issue : Disapproval of building plans under BO s16(1)(h).

Decision : Having considered the advice of TD that the proposed run-in/out was not acceptable, the committee agreed in principle to reject the plans under BO s16(1)(h).

(d) BCI 3 47/2010

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, accepted the non-provision of a service lane.

(e) BCI 4 47/2010

Issue : (i) Proposed development on a site not provided with an access from a street.

(ii) Development intensity for a site not abutting on a street.

- Decision : (i) The committee noted that the site was accessible from a local footpath, and that the proposed development parameter was in line with the OZP. Having considered all the relevant factors, the committee had no in-principle objection to the proposal under B(P)Reg 5.
- (ii) The committee noted that there was no objection from relevant outside departments. Hence, the committee agreed in principle to the development intensity under B(P)Reg 19(3).

(f) BCI 5 47/2010

Issue : Exclusion of voids over living rooms of duplex units from GFA calculation.

Decision : Having studied the design, the committee did not agree to the exclusion of the voids from GFA calculation.