

**Summary of Decisions of the Building Committee
Building Committee I 3/2011 held on 18.1.2011**

(a) MAI 1 3/2011

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

Decision : Having considered the case and noted the advice of LandsD, the committee agreed to contest the appeal.

(b) BCI 1 3/2011

Issue : Horizontal planes of prescribed windows protruding onto the adjoining government land.

Decision : The committee, noted the configuration of the site and that there was no objection from relevant outside departments, accepted the rectangular horizontal plane to protrude across and over a strip of government lane onto the same building site.

(c) BCI 2 3/2011

Issue : Exclusion of covered link bridges and associated staircases from GFA calculation.

Decision : The committee, having studied the proposal and considered the circumstances, did not agree to exclude the covered link bridges and associated staircases from GFA calculation.

(d) BCI 3 3/2011

Issue : Non-provision of service lane.

Decision : Noting that there was no existing lane in the vicinity, a lane pattern would unlikely be created in future and that a promenade would be provided at the rear of the site, the committee accepted the non-provision of service lane.

(e) BCI 4 3/2011

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

Decision : The committee, having considered that the voids were excessive in size and that there was no special circumstance warranting a deviation from the established practice, did not agree to the exclusion of the voids from GFA calculation.

(f) BCI 5 3/2011

Issue : Application for hotel concession.

Decision : The committee noted that the proposal was generally in compliance with the criteria set out in PNAP APP-40. Hence, the committee agreed in principle to the granting of hotel concession under B(P)Reg 23A.

(g) BCI 6 3/2011

Issue : Non-provision of service lane.

Decision : The committee studied the layouts of the sites in the vicinity and identified no special circumstances warranting a deviation and granting of exemption. The committee did not agree to the granting of exemption for non-provision of service lane.

(h) BCI 7 3/2011

Issue : (i) Site classification for a corner site.
(ii) Inclusion in site area and building over the existing lane with ROW.

Decision : (i) The committee, having noted that the total percentage of lot boundaries abutting specified streets was less than 40%, agreed that the site to be regarded as a Class A site.
(ii) As the lane was not a required lane under the BO, the committee accepted the inclusion of such lane in site area. The committee however, did not accept such lane to be built over in order to maintain the ROW for the adjoining lots.

(i) BCI 8 3/2011

Issue : Determination of specified street for site classification.

Decision : Having studied the circumstances, the committee accepted in principle that the area in question was a specified street for the purpose of site classification.

(j) BCI 9 3/2011

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

Decision : The committee noted that the proposed development would be built to the existing bulk as allowed under the OZP. Having studied the case, the committee accepted the proposed development intensity under B(P)Reg 19(3) and agreed that the AP should be reminded of the provision of s14(2) of the BO.

(k) BCI 10 3/2011

Issue : Exclusion of light wells from GFA calculation.

Decision : Having studied the designs, the committee agreed to the exclusion of two light wells from GFA calculation while the one with excessive size was not acceptable for exclamation from GFA calculation.

(l) BCI 11 3/2011

Issue : Exclusion of void over entrance lobby from GFA calculation.

Decision : The committee, having studied the design, agreed to the exclusion of the void from GFA calculation.