

**Summary of Decisions of the Building Committee
Building Committee I 5/2011 held on 1.2.2011**

(a) MAI 1 5/2011

Issue : Issue of Occupation Permit prior to the execution of Agreement to Surrender.

Decision : The committee noted that lease modification had been executed and the associated premium had been settled by the grantee for which the preparation or execution of Agreement to Surrender was no longer necessary. Hence, the committee agreed that the execution of Agreement to Surrender was not required prior to the issue of O.P.

(b) MAI 2 5/2011

Issue : (i) Exclusion of sunshades at the roof from PR and SC calculations.
(ii) Exclusion of the rainwater recycling plant room and water tank from GFA calculation.

Decision : (i) The committee, having considered the design and function of the sunshades, agreed to exclude the sunshades at the roof from PR and SC calculations.
(ii) Having considered the site circumstances, the design and function of the system, the committee agreed to disregard the tank and plant room from GFA calculation under B(P)Reg 23(3)(a).

(c) BCI 1 5/2011

Issue : (i) Proposed development on a site not provided with an access from a street.
(ii) Proposed development on a site not abutting a 4.5m wide street.

Decision : (i) The committee noted that the site was accessible from a strip of government land connecting to a private ROW of which the applicant had the rights of access. Having studied the plans and noted that there was no objection from relevant outside departments, the committee had no objection to the proposal under B(P)R 5.
(ii) The committee noted that the site was for agricultural use only and that there was no application for lease modification. Having noted the concern of a government department, the committee did not agree to the proposed development intensity under B(P)Reg 19(3).

(d) BCI 2 5/2011

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

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

(e) BCI 3 5/2011

Issue : (i) Inclusion of the existing ROW into site area.
(ii) Existing ROW to be built under.
(iii) Exclusion of the rainwater recycling plant room from GFA calculation.

Decision : (i) & (ii) The committee noted that the existing ROW serving the adjoining sites had been included in their respective site areas. The committee, having considered the site circumstances, development history of the sites in vicinity and noted that there was no objection from relevant outside departments, agreed that the area in question formed part of the site and raised no objection to the proposed building under and inclusion of it in site area.

(iii) Having considered the design and the function of the system, the committee agreed to disregard the plant room from GFA calculation under B(P)Reg 23(3)(a).

(f) BCI 4 5/2011

Issue : Exclusion of covered landscape area under footprint of a residential development from GFA calculation.

Decision : The committee noted that the covered landscape area was similar to podium garden, open in design and not encumbered with structural elements. The committee agreed in principle to exclude the covered landscape area from GFA calculation.

(g) BCI 5 5/2011

Issue : Inclusion of setback area into site area.

Decision : Having noted that the area in question formed part of the original site before land exchange, the setback was required under the lease and that there was no objection from relevant outside departments, the committee agreed in principle to the inclusion of setback area into site area.

(h) BCI 6 5/2011

Issue : Proposed surrender of setback for road widening in return for bonus PR.

Decision : Having noted that the proposed setback for road widening was required by the government and that there was no objection from relevant outside departments, the committee agreed to the granting of bonus PR in return for the surrender.

(i) BCI 7 5/2011

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.