

**Summary of Decisions of the Building Committee
Building Committee I 13/2011 held on 29.3.2011**

(a) MAI 1 13/2011

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

Decision : Having noted that the proposed surrender 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 proposed surrender.

(b) MAI 2 13/2011

Issue : (i) Proposed inclusion of two portions of land separated by a private lane as one site.

(ii) Inclusion of lane into site area.

Decision : (i) The committee, having noted that the two portions of land with the private lane in between had been accepted as one site for the existing buildings erected thereat, agreed to accept the portions of land and lane as one site.

(ii) 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.

(c) MAI 3 13/2011

Issue : Proposed dedication for public passages in return for bonus PR & SC.

Decision : Having noted that the setbacks were not essential from traffic engineering point of view, the committee did not agree to the granting of bonus PR and SC in return for the proposed dedication.

(d) MAI 4 13/2011

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

(ii) Existing ROW to be built over.

(iii) Exclusion of Residents' Recreation Facilities on different floors from GFA calculation.

(iv) Exclusion of drop off area from GFA calculation.

- Decision : (i) Having studied the design, the committee did not agree to the exclusion of the voids from GFA calculation.
- (ii) The committee, having studied the plans and noted that the ROW was reserved onto the owners of the adjoining lots and still in use. Having considered all relevant factors, the committee did not agree that the existing ROW to be built over.
- (iii) & (iv) Having studied the plans, the committee raised no in-principle objection to the proposal.

(e) BCI 1 13/2011

Issue : Inclusion of existing setback and ROW into site area.

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

(f) BCI 2 13/2011

Issue : Exclusion of grey water recycling plant room for a single-family house from GFA calculation.

Decision : Noting that the plant room was excessive in size and not a communal service, the committee did not agree to exclude the grey water recycling plant room from GFA calculation.

(g) BCI 3 13/2011

Issue : Non-provision of 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 existing layout of the sites in the vicinity, the committee accepted the non-provision of service lane.

(h) BCI 4 13/2011

Issue : (i) Site coverage of greenery.

(ii) Exclusion of aboveground car park and loading bays from GFA calculation.

Decision : (i) Having considered the site circumstances and constraints, the existing public transport facilities, and the relevant justifications provided by the AP, the committee agreed in principle to the proposal.

- (ii) The committee, having considered the proposal and all relevant factors, did not agree to disregard the aboveground car park and loading/unloading area from GFA calculation.

(i) BCI 5 13/2011

Issue : Residents' Recreation Facilities with high headroom.

Decision : Having noted the presence of deep structural beams, the committee accepted the proposed floor-to-floor height of the Residents' Recreation Facilities.

(j) BCI 6 13/2011

Issue : Non-provision of 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 existing layout of the sites in the vicinity, the committee accepted the non-provision of service lane.

(k) BCI 7 13/2011

Issue : Extinguishment, building over and inclusion in site area of an existing service lane.

Decision : The committee noted that the lane in question was not a required lane under the BO and it could be included in the site area in line with the current lane policy under PNAP APP-73, and that the lane was a ROW reserved pursuant to private agreements between owners of the lots in question. The committee raised no objection to the proposed extinguishment, building over and inclusion in site area of the lane for the development.

(l) BCI 8 13/2011

Issue : Proposed private streets for site classification purpose.

Decision : Having considered the site situation, the committee agreed in principle that the areas in question formed part of specified streets for the purpose of site classification.

(m) BCI 9 13/2011

Issue : (i) Application for hotel concession.

- (ii) Extinguishment, building over and inclusion in site area of an existing private lane.

- Decision : (i) The committee noted that the proposal was generally in compliance with the criteria set out in PNAP APP-40, and agreed in principle to the granting of hotel concession under B(P)R 23A.
- (ii) The committee noted that the private lane in question existed as a land-locked yard and was not a required lane under the BO, and that it could be included in the site area in line with the current lane policy under PNAP APP-73. The committee raised no objection to the proposed extinguishment, building over and inclusion in site area of the lane for the development.

(n) BCI 10 13/2011

Issue : Merging of residential units with green balconies and utility platforms resulting in excessive number/size of the same.

Decision : The committee noted that the proposal involved no enlargement of the existing green balconies and utility platforms and agreed to the granting of modification under the BO to permit merging of residential units with green balconies utility platforms. Noting the advice of relevant outside departments, the committee also agreed that the AP should be reminded of the provision of BO s14(2).

(o) BCI 11 13/2011

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

Decision : Having considered the case and the comments of relevant outside departments, the committee agreed that BO s16(1)(d) be not invoked to disapprove the building amendment plans.