

**Summary of Decisions of the Building Committee
Building Committee I 16/2011 held on 19.4.2011**

(a) MAI 1 16/2011

- Issue : (i) Exclusion of voids over living rooms of duplex units from GFA calculation.
- (ii) Existing ROW to be built over and under.
- (iii) Residents' Recreation Facilities on different floors.
- Decision : (i) The committee, having studied the design, agreed to exclude the voids from GFA calculation.
- (ii) Having studied the plans and the history of the development site, the committee agreed in principle that the existing ROW to be built over and under.
- (iii) Having studied the plans, the committee raised no in-principle objection to the proposal.

(b) BCI 1 16/2011

- Issue : Proposed surrender of setback 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 in principle to the granting of bonus PR in return for the proposed surrender.

(c) BCI 2 16/2011

- Issue : Inclusion of ROW in site area and surrender for bonus PR and SC.
- Decision : The committee did not agree that the existing ROW being part of the existing street to be included in site area and the surrender for bonus PR and SC.

(d) BCI 3 16/2011

- Issue : Proposed surrender of setbacks for road widening in return for bonus PR and SC.
- 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 and SC in return for the proposed surrender.

(e) BCI 4 16/2011

Issue : Proposed signboards projecting over streets.

Decision : The committee, having noted that the proposed signboards complied with the requirements set out in PNAP APP-126, agreed to the granting of exemption for the signboards to project over streets.

(f) BCI 5 16/2011

Issue : Exclusion of public taxi lay-by from GFA calculation.

Decision : The committee, having studied the proposal, did not agree to exclude the proposed public taxi lay-by from GFA calculation.

(g) BCI 6 16/2011

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 7 16/2011

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

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

(i) BCI 8 16/2011

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 and that there was no objection from relevant outside departments. Hence, the committee agreed to the granting of hotel concession under B(P)R 23A.

(j) BCI 9 16/2011

Issue : Inclusion of lane in site area.

Decision : Having noted that the proposed development was a detached building, the existing lane was not required under the BO and that there was no objection from relevant outside departments, the committee agreed to the inclusion of the lane in site area in line with PNAP APP-73.

(k) BCI 10 16/2011

Issue : Inclusion of lane in site area.

Decision : The committee, having studied the proposal, did not agree to include the existing rear lane in site area.

(l) BCI 11 16/2011

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

Decision : Having noted that the proposed setback was required for road widening by the Government, the committee agreed in principle to the granting of bonus PR and SC in return for the proposed surrender.

(m) BCI 12 16/2011

Issue : Determination of mean level of the streets on which the site abuts.

Decision : Having considered the site circumstances, the committee agreed the mean level in line with PNAPN APP-2.