

**Summary of Decisions of the Building Committee
Building Committee I 19/2011 held on 9.5.2011**

(a) MAI 1 19/2011

Issue : Direct distance exceeding the permissible 15m.

Decision : Having noted the advice of FSD and reconsidered the case, the committee identified no change in circumstances and no valid reasons to depart from its previous decision.

(b) BCI 1 19/2011

Issue : Proposed change in use from non-domestic use to Residential Care Homes for Persons with Disabilities.

Decision : The committee noted that the proposed change in use contravened the BO and allied regulations. Having considered the circumstances, the committee agreed that the BA's position in respect of the proposed change in use be reserved.

(c) BCI 2 19/2011

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.

(d) BCI 3 19/2011

Issue : Shop extension to the yard area of a building approved under "Volume Regulations".

Decision : Having noted that the PR would not exceed the permissible under the First Schedule, the committee agreed to the granting of technical modification to permit the existing domestic site coverage on upper floors to exceed the permissible under the B(P)Rs.

(e) BCI 4 19/2011

Issue : Application for excessive non-domestic site coverage in accordance with PNAP APP-132.

Decision : Noting that the proposal was in compliance with the criteria set out in PNAP APP-132, the committee agreed to the granting of modification to permit excessive site coverage.

(f) BCI 5 19/2011

- Issue : (i) Proposed dedication of setback area for public passage in return for bonus SC.
- (ii) Covered landscaped gardens adjoining Residents' Recreational Facilities.
- Decision : (i) Having noted that the setback was not essential and there was no consent from the Government, the committee did not agree to the granting of bonus SC in return for the proposed dedication.
- (ii) Noting that the proposal did not comply with the acceptance criteria, the committee did not agree to the granting of GFA exemption for the covered landscape gardens.

(g) BCI 6 19/2011

- Issue : Extinguishment, building upon and inclusion of the existing lane in site area with the provision of a diversionary lane.
- Decision : The committee noted that the existing 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 a diversionary lane would be provided. The committee raised no objection to the proposed extinguishment, building upon and inclusion of the existing lane in site area for the development with the provision of a diversionary lane.