

**Summary of Decisions of the Building Committee  
Building Committee I 21/2011 held on 23.5.2011**

(a) MAI 1 21/2011

- Issue : (i) Building over of an existing service lane.
- (ii) Proposed dedication of setbacks and corner splay for public passage in return for bonus PR and SC.
- Decision : (i) The committee noted that the lane in question was not a required lane under the BO and it could be included in 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 building over of the lane for the development.
- (ii) Having studied the plans, the committee did not agree to the proposed dedication for public passage in return for bonus PR and SC.

(b) MAI 2 21/2011

- Issue : Proposed single-family house on a site abutting a street of less than 4.5m wide.
- Decision : The committee noted that the proposed development parameters were generally in line with the OZP and Layout Plan. Having considered all relevant factors and that there was no objection from relevant outside departments, the committee raised no objection to the proposal under B(P)R 19(3). The AP's attention was drawn to BO s14(2) on the compliance with the lease conditions.

(c) BCI 1 21/2011

- Issue : Inclusion of lane in site area.
- Decision : The committee, having noted that the area in question was not required under the BO, and the proposal was in line with the approved Master Layout Plan and the proposed land exchange, agreed to the inclusion of the lane in site area.

(d) BCI 2 21/2011

- Issue : Proposed surrender of setback 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 3 21/2011

Issue : Site abutting on streets with significant level difference.

Decision : Having studied the plans and noted the advice of relevant outside departments, the committee agreed that it was premature to consider the proposal under B(P)R 20(3).

(f) BCI 4 21/2011

Issue : Exclusion of void over living room / entrance foyer from GFA calculation.

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

(g) BCI 5 21/2011

Issue : Exclusion of void over living room from GFA calculation.

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

(h) BCI 6 21/2011

Issue : (i) Exclusion of grey water recycling plant rooms from GFA calculation.

(ii) Exclusion of architectural features from GFA & SC calculations.

Decision : (i) Noting that the plant rooms were excessive in size and the proposal was not in line with B(SSFPDWL)R, the committee did not agree to the exclusion of grey water recycling plant rooms from GFA calculation.

(ii) Having considered the design, the committee noted that the features projecting from curtain wall system were excessive in size and did not agree to exempt the features from GFA & SC calculations.

(i) BCI 7 21/2011

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 grant a modification to permit excessive site coverage.

(j) BCI 8 21/2011

Issue : (i) Proposed surrender of setback for road widening in return for bonus PR & SC.

(ii) Application for hotel concession.

Decision : (i) Having studied the proposal, the committee agreed in principle to the granting of bonus PR and SC in return for the proposed surrender.

(ii) The committee noted 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.

(k) BCI 9 21/2011

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

Decision : Having studied the proposal, the committee agreed in principle to the granting of bonus PR and SC in return for the proposed surrender.

(l) BCI 10 21/2011

Issue : Application for hotel concession.

Decision : Noting that the proposal was not in compliance with the criteria set out in PNAP APP-40 on the provision of basic and ancillary facilities, the committee did not agree to the granting of hotel concession under B(P)R 23A.

(m) BCI 11 21/2011

Issue : Inclusion of lane in site area.

Decision : Having noted that the proposed development was a detached building, the existing lane was not a required lane 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.

(n) BCI 12 21/2011

Issue : Exclusion of covered landscape garden adjoining Residents' Recreational Facilities and the void above the garden from GFA calculation.

Decision : Noting that the proposal was not in compliance with the acceptance criteria, the committee did not agree to the granting of GFA exemption for the covered landscape garden and the void above.

(o) BCI 13 21/2011

Issue : Inclusion of lanes into site area.

Decision : The committee, having noted that the lanes were not required lanes under the BO and would not be built over, and that there was no objection from relevant outside departments, agreed to the inclusion of the lanes in site area in line with PNAP APP-73.

(p) BCI 14 21/2011

Issue : (i) Determination of site classification.

Exclusion of the following from GFA calculation :-

(ii) covered landscaped areas on G/F

(iii) covered landscaped areas and swimming pool on G/F with direct access to Residents' Recreational Facilities

(iv) voids over sky gardens

(v) voids over staircase

Exclusion of the following from GFA and SC calculations :-

(vi) architectural features

(vii) acoustic fins

Decision : (i) The committee noted that the site exhibited the characteristic of a Class B site and agreed to the granting of technical modification under B(P)R 18A.

- (ii) Noting that the covered landscaped areas were similar to podium gardens, open in design and not encumbered with structural elements, the committee agreed in principle to exclude the covered landscaped areas not to be designated as public area from GFA calculation.
- (iii) Having noted that the proposal was not in line with the acceptance criteria under PNAP APP-42, the committee did not agree to the exclusion of the areas from GFA calculation.
- (iv) The committee, having studied the proposal, agreed in principle to the exclusion of voids over sky gardens from GFA calculation.
- (v) The committee, having considered the design, did not agree to the exclusion of the voids from GFA calculation.
- (vi) Having considered the design, the committee did not agree to the exclusion of architectural features from GFA and SC calculation.
- (vii) The committee, having noted that the acoustic fins were excessive in size and no substantiation was submitted by the AP, did not agree to the exclusion of acoustic fins from GFA and SC calculation.

(q) BCI 15 21/2011

Issue : (i) Development on areas separated by private lots and Government land.

Exclusion of the following from GFA calculation :-

- (ii) covered landscaped areas on G/F
- (iii) covered landscaped areas on G/F with direct access to Residents' Recreational Facilities and connected with shops
- (iv) voids over sky gardens
- (v) voids over staircase

Exclusion of the following from GFA and SC calculations :-

- (vi) architectural features
- (vii) acoustic fins

Decision : (i) The committee, having noted that the development areas involved three distinctive portions separated by private lots and Government land, agreed that the development involved three separate sites.

- (ii) Noting that the covered landscaped areas were similar to podium gardens, open in design and not encumbered with structural elements, the committee agreed in principle to exclude the covered landscaped areas not to be designated as public area from GFA calculation.
- (iii) Having noted that the proposal was not in line with the acceptance criteria under PNAP APP-42, the committee did not agree to the exclusion of the areas from GFA calculation.
- (iv) The committee, having studied the proposal, agreed in principle to the exclusion of voids over sky gardens from GFA calculation.
- (v) The committee, having considered the design, did not agree to the exclusion of the voids from GFA calculation.
- (vi) Having considered the design, the committee did not agree to the exclusion of architectural features from GFA and SC calculation.
- (vii) The committee, having noted that the acoustic fins were excessive in size and no substantiation was submitted by the AP, did not agree to the exclusion of acoustic fins from GFA and SC calculation.

(r) BCI 16 21/2011

Issue : Application for hotel concession.

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