

**Summary of Decisions of the Building Committee  
Building Committee I 33/2011 held on 16.8.2011**

(a) MAI 1 33/2011

- Issue : (i) Canopy projection over street.  
(ii) Exclusion of architectural features from GFA & SC calculations.
- Decision : (i) Having studied the case, the committee raised no objection under B(P)R 10(4). The committee also agreed that the AP should be reminded of the provision of BO s14(2).  
(ii) Having considered the features were genuine design features, the committee agreed to the exclusion of them from GFA & SC calculations.

(b) BCI 1 33/2011

- Issue : Replacement of existing reinforced concrete canopies with new glass canopies over areas dedicated for public passage.
- Decision : Having studied the case, the committee agreed in principle to the proposal.

(c) BCI 2 33/2011

- Issue : Formal appeal against disapproval of plans.
- Decision : Having considered the case, the committee agreed to contest the appeal.

(d) BCI 3 33/2011

- Issue : Development intensity for a site not abutting on a street.
- Decision : The committee noted that there was no objection from relevant outside departments. Having considered all the relevant factors, the committee agreed to the development intensity under B(P)R 19(3).

(e) BCI 4 33/2011

- Issue : (i) Non-provision of service lane.  
(ii) Inclusion of existing lane in site area.
- Decision : (i) Having considered the layout of the sites in the vicinity, and that a lane connecting to a street would unlikely be created in future, the committee accepted the non-provision of service lane.

- (ii) The committee, having noted that the area in question was not required under the BO, agreed to the inclusion of the existing lane in site area in line with PNAP APP-73.

(f) BCI 5 33/2011

Issue : (i) Computation of GFA with an innovative facade design.

- (ii) Exclusion of GFA and SC for a vertical green feature wall.

Decision : (i) Having studied the case, the committee raised no in-principle objection to the proposed method of computation for GFA calculation.

- (ii) The committee, having studied the design, agreed in principle to the exclusion of GFA and SC for the proposed vertical green feature wall.