

**Summary of Decisions of the Building Committee
Building Committee I 34/2011 held on 23.8.2011**

(a) MAI 1 34/2011

Issue : Formal appeals against disapproval of plans.

Decision : Having considered the cases, the committee agreed to contest the appeals.

(b) BCI 1 34/2011

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

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

(c) BCI 2 34/2011

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.

(d) BCI 3 34/2011

Issue : Inclusion of ROW in site area.

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

(e) BCI 4 34/2011

Issue : Formal appeals against disapproval of plans.

Decision : Having considered the cases, the committee agreed to contest the appeals.

(f) BCI 5 34/2011

Issue : Proposed development on a site not provided with an access from a street.

Decision : The committee noted that the site was accessible from a local access road, and that the proposed development parameter was in line with the approved planning scheme. Having considered all the relevant factors, the committee had no objection to the proposal under B(P)R 5 and agreed in principle to the proposed development intensity under B(P)R 19(3). The committee also agreed that the AP should be reminded of the provision of BO s14(2).