

**Summary of Decisions of the Building Committee
Building Committee I 45/2011 held on 8.11.2011**

(a) MAI 1 45/2011

Issue : Structure projecting over right of way.

Decision : Having considered the proposals and noted that there was no objection from relevant outside departments, the committee accepted the proposed structure projecting over right of way.

(b) BCI 1 45/2011

Issue : Proposed development on a site not abutting a 4.5m wide street.

Decision : The committee noted that there was no objection from relevant outside departments. Having considered all relevant factors, the committee agreed the development intensity under B(P)R 19(3).

(c) BCI 2 45/2011

Issue : (i) Areas to be formed for future public roads.

(ii) Area over government land as a specified street.

Decision : (i) Having noted the site situation and the advice of a relevant government department, the committee accepted the areas as parts of a specified street under B(P)R 18A.

(ii) The committee did not accept the area over government land as a specified street as the criteria under B(P)R 18A were not satisfied.

(d) BCI 3 45/2011

Issue : Exclusion of void from GFA calculation in an institutional building.

Decision : The committee, having studied the proposal, agreed to exclude the void from GFA calculation.

(e) BCI 4 45/2011

Issue : Height of storey in a house development.

Decision : Having noted the advice of relevant outside departments and that the proposed height of storey was excessive, the committee did not accept the proposal.

(f) BCI 5 45/2011

Issue : Building height of a commercial development.

Decision : Having studied the history of the case, and noted the advice of relevant outside departments, the committee raised no objection to the proposed building height.

(g) BCI 6 45/2011

Issue : Increase of GFA on a site not abutting a specified street of 4.5m wide.

Decision : The committee noted that the proposal was generally in line with the OZP and that there was no objection from relevant outside departments. Having considered all relevant factors, the committee agreed to the proposed development intensity under B(P)R 19(3).

(h) BCI 7 45/2011

Issue : Formal appeal against disapproval of plans.

Decision : Having considered the case, the committee agreed to contest the appeal.