

**Summary of Decisions of the Building Committee
Building Committee I 50/2011 held on 13.12.2011**

(a) MAI 1 50/2011

Issue : Extinguishment, building over and under and inclusion in site area of the existing private streets / lanes in site area.

Decision : The committee noted that the existing private streets/lanes were not required under the BO and that there was no objection from relevant outside departments. The committee raised no objection to the proposed extinguishment, building over and under and inclusion in site area of the existing private streets/lanes.

(b) BCI 1 50/2011

Issue : Shop extension to the yard area of a building approved under the then building regulations.

Decision : Having noted that the plot ratio 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 of the upper floors to exceed the permissible under the B(P)Rs.

(c) BCI 2 50/2011

Issue : Exclusion of supporting structures to an existing staircase to be retained from site coverage and plot ratio calculations.

Decision : The committee, having considered the proposal, raised no in-principle objection to the exclusion of the proposed supporting structures from site coverage and plot ratio calculations.

(d) BCI 3 50/2011

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.

(e) BCI 4 50/2011

- Issue : (i) Exclusion of roof-top architectural features from GFA calculation.
- (ii) Exclusion of void at the perimeter of basement car park from GFA calculation.
- Decision : (i) Having considered that the features were genuine design features and that there was no objection from relevant outside departments, the committee agreed in principle to the exclusion of the features from GFA calculation.
- (ii) The committee, having considered the design, did not agree to the exclusion of the void from GFA calculation.

(f) BCI 5 50/2011

- Issue : Proposed high headroom at G/F for a single-storey shed for a cement plant.
- Decision : The committee, having considered the AP's justifications, the design, nature and use of the development, accepted the proposed storey height.

(g) BCI 6 50/2011

- Issue : Intended material change in use from non-domestic use to Residential Care Homes for Persons with Disabilities.
- Decision : The committee noted that the intended material change in use would contravene the BO and allied regulations. Having considered the circumstances, the committee agreed that the BA's position in respect of the intended material change in use be reserved.

(h) BCI 7 50/2011

- Issue : Disapproval of plan under BO s16(1)(g).
- Decision : The committee could not agree on the immediate neighbourhood and could not identify any character or features to be preserved. The committee agreed not to invoke BO s16(1)(g) to reject the plans.