

**Summary of Decisions of the Building Committee  
Building Committee I 10/2012 held on 13.3.2012**

(a) MAI 1 10/2012

Issue : Exclusion of void at the perimeter of basement car park from GFA calculation.

Decision : The committee, having considered the design, did not agree to the exclusion of the void from GFA calculation.

(b) MAI 2 10/2012

Issue : Service trench under private street.

Decision : The committee, having noted that there was no objection from relevant outside departments, agreed to the granting of exemption under BO s31(1) to permit the proposed underground service trench to be built under a private street within the development site.

(c) BCI 1 10/2012

Issue : Extension of existing footbridge projecting over street.

Decision : Having considered the circumstances and noted that the proposal was considered acceptable by the ACABAS, the committee agreed in principle to the proposed projection over street in line with PNAP APP-38. The committee also agreed that the AP should be reminded of the provision of BO s14(2).

(d) BCI 2 10/2012

Issue : Extinguishment, building upon and inclusion in site area of an existing private street.

Decision : The committee noted the history of the site, the area in question was privately held with no right of way granted to the others, and it would not serve any useful purpose under the BO after redevelopment of the site. Noting that there was no objection from relevant outside departments, the committee had no in-principle objection to the granting of exemption / modification to permit the private street to be extinguished, built upon and included in site area under BO s31(1) and B(P)R 23(2)(a).

(e) BCI 3 10/2012

Issue : Exclusion of voids over living rooms for single-family houses from GFA calculation.

Decision : Having studied the design, the committee had concern over abuse of use of the voids and did not agree to the proposed exclusion of voids from GFA calculation.

(f) BCI 4 10/2012

Issue : Footbridge projecting over private street.

Decision : The committee, having noted that there was no objection from relevant outside departments, agreed to the granting of exemption under BO s31(1) to permit the proposed footbridge included in GFA calculation to be built over a private street within the development site.

(g) BCI 5 10/2012

Issue : Inclusion of existing setback area of the existing lane in site area.

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

(h) BCI 6 10/2012

Issue : (i) Exclusion of rainwater recycling plant room from GFA calculation in an institutional building.

(ii) Exclusion of voids over the halls and lecture rooms from GFA calculation.

(iii) Exclusion of voids over covered landscape areas from GFA calculation.

(iv) Exclusion of roof architectural features from GFA calculation.

Decision : (i) Having studied the proposal and the function of the system, the committee agreed to exclude the plant room from GFA calculation in line with PNAP APP-2.

(ii) The committee, noting the genuine functional needs of the voids, agreed to exclude the voids from GFA calculation.

- (iii) The committee, having studied the proposal, agreed to exclude the voids from GFA calculation.
- (iv) Having considered the features were genuine design features and that there was no objection from relevant outside departments, the committee agreed to the exclusion of the proposed features from GFA calculation.

(i) BCI 7 10/2012

Issue : Application for hotel concession.

Decision : The committee noted that 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.

(j) BCI 8 10/2012

Issue : Residential development abutting on two streets in parallel with minor level difference.

Decision : Noting the site circumstances, the committee raised no objection that the requirement for building set back under PNAP APP-152 was not applicable in view of the combined width of the two streets in parallel.

(k) BCI 9 10/2012

Issue : Exclusion of voids over living room and entrance foyer for single-family houses from GFA calculation.

Decision : Noting that the design was not in line with the acceptance criteria stipulated in PNAP APP-2, the committee did not agree to the exclusion of the proposed voids from GFA calculation