

**Summary of Decisions of the Building Committee
Building Committee I 12/2012 held on 27.3.2012**

(a) BCI 1 12/2012

Issue : Exclusion of precast loss formwork concrete panels at external walls from GFA and site coverage calculations.

Decision : The committee accepted that the proposed loss formwork resembled external wall finishes. In line with PNAP APP-2, the committee agreed to disregard the proposed loss formwork from GFA and site coverage calculations.

(b) BCI 2 12/2012

Issue : (i) Exclusion of void over drop-off area from GFA calculation for a residential development.

(ii) Exclusion of covered landscape areas on G/F from GFA calculation.

Decision : (i) The committee noted that the void was excessive in size and the location of the utility plant room requiring the drop-off area and the void could not be satisfactorily substantiated. Having studied the proposal and considered the AP's justifications, the committee did not agree to exclude the void from GFA calculation.

(ii) Noting that the covered landscape areas were fronting the street and beneficial to the general public, and the transfer plate covering the areas was not excessive in size, the committee agreed to exclude the covered landscape areas from GFA calculation.

(c) BCI 3 12/2012

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

Decision : The committee noted that the site was not accessible by any proper footpath and it was only accessible by sea, and there was no objection from relevant outside departments. The committee had no objection to the proposal under B(P)R 5 and agreed to the proposed development intensity under B(P)R 19(3).

(d) BCI 4 12/2012

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

Decision : The committee, having studied the design, had no objection to the proposed exclusion of voids from GFA calculation in line with PNAP APP-2.