

Summary of Decisions of the Building Committee
Building Committee I 24/2012 held on 26.6.2012

(a) MAI 1 24/2012

Issue : Exclusion of voids over entrance foyers of single-family houses from GFA calculation.

Decision : The committee, having studied the design, agreed to the proposed exclusion of voids from GFA calculation in line with PNAP APP-2.

(b) MAI 2 24/2012

Issue : (i) Exclusion of voids over entrance lobby and living room of single-family houses from GFA calculation.

(ii) Exclusion of external void under overhanging feature from GFA calculation.

Decision : (i) Noting that the voids over living rooms were located at the rear of the houses, and the voids over entrance lobbies were facing the EVA at the front where probable abuse of use could be easily identified from the outside, the committee only agreed to exclude the voids over entrance lobbies from GFA calculation noting that it was in compliance with the criteria set out in PNAP APP-2. The committee also agreed that the AP should be reminded of the provision of BO s14(2) regarding compliance with the lease conditions.

(ii) Having considered the void was a genuine design feature, the committee agreed to exclude the void from GFA calculation.

(c) MAI 3 24/2012

Issue : (i) Exclusion of voids over living/dining rooms of duplex units from GFA calculation.

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

(iii) Exclusion of covered landscape areas at underground carpark from GFA calculation.

Decision : (i) The committee, having studied the design, agreed in principle to the proposed exclusion of the voids from GFA calculation in line with PNAP APP-2.

(ii) The committee noted that the covered landscape areas were similar to a podium garden and open in design. The committee agreed in principle to the proposed exclusion of covered landscape areas from GFA calculation in line with PNAP APP-42.

- (iii) Noting that the proposal was not in compliance with the acceptance criteria stipulated in PNAP APP-42, the committee did not agree to the proposed exclusion of covered landscape areas from GFA calculation.

(d) BCI 1 24/2012

Issue : Application for hotel concession.

Decision : The committee, noting that the proposal was generally in compliance with the criteria set out in PNAP APP-40, agreed in principle to the granting of hotel concession under B(P)R 23A.

(e) BCI 2 24/2012

Issue : (i) Proposed single-storey utility substation on a site not provided with an access from a street.

(ii) Proposed development on a site not abutting a 4.5m wide street.

Decision : (i) & (ii) Noting that the site was accessible from an existing village road, the proposal was generally in line with the approved planning scheme, 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). The committee also agreed that the AP should be reminded of the provision of BO s14(2) regarding compliance with the lease conditions.

(f) BCI 3 24/2012

Issue : (i) Proposed single-family house on a site not provided with an access from a street.

(ii) Proposed development on a site not abutting a 4.5m wide street.

Decision : (i) & (ii) The committee noted that the village road providing access to the site fell partly on private lots and partly within a country park, and there was no right of way over the private lots for accessing to the site. Noting the advice of relevant outside departments, the committee did not accept the proposal under B(P)R 5, and agreed that it was premature to consider the proposal under B(P)R 19(3).