

**Summary of Decisions of the Building Committee**  
**Building Committee I 25/2012 held on 3.7.2012**

(a) BCI 1 25/2012

Issue : Formal appeal against disapproval of plans.

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

(b) BCI 2 25/2012

Issue : Exclusion of outdoor rock climbing wall from GFA and site coverage calculations in a composite development.

Decision : Noting that the proposed wall on the podium would result in a site coverage exceeding the permissible limit under the First Schedule of B(P)Rs, and in the absence of details from the AP, the committee did not accept the proposal.

(c) BCI 3 25/2012

Issue : (i) Assessment of plot ratio of the existing building under the OZP.  
(ii) Exclusion of covered landscaped and play areas on G/F from GFA calculation in a residential development.  
(iii) Passageway of the adjoining lot fronting the site.

Decision : (i) The committee agreed that no determination under the BO was required.  
(ii) The committee noted that the covered areas were open in design and similar to a podium garden. The committee agreed to the proposed exclusion of covered landscaped and play areas on G/F from GFA calculation. The committee also agreed that the AP should be reminded of the provision of BO s14(2) regarding compliance with the lease conditions.  
(iii) Noting that the passageway fronting the site was situated at about 20m below and provided no vehicular access to the proposed development, and that it belonged to the adjoining lot and was not subject to any right of way in favour of the development site, the committee agreed that the passageway be not regarded as a street for the purpose of paragraph 15(b) of PNAP APP-2.