

**Summary of Decisions of the Building Committee  
Building Committee I 41/2012 held on 22.10.2012**

(a) MAI 1 41/2012

- Issue : (i) Inclusion of land with right of way in site area and provision of setback and dedication of part of the setback area for public passage.
- (ii) Building over and under setback areas.
- Decision : (i) & (ii) Having studied the history of the case and the AP's justifications, the committee agreed in principle to the proposal.

(b) BCI 1 41/2012

- Issue : Proposed single-family houses on a site not provided with an access from a street.
- Decision : The committee noted that the access to the site encroached onto private land, and the right of access could not be guaranteed and secured without the agreement of the respective lot owners. Having noted the advice of a government department, the committee agreed not to accept the proposal under B(P)R 5 and 19(3).

(c) BCI 2 41/2012

- Issue : Exclusion of covered landscaped area on G/F from GFA calculation.
- Decision : Noting that the covered landscaped area was open in design and the acceptance criteria set out in PNAP APP-42 were generally complied with, the committee agreed to the proposed exclusion of covered landscaped area from GFA calculation.