

**Summary of Decisions of the Building Committee
Building Committee I 45/2012 held on 20.11.2012**

(a) BCI 1 45/2012

Issue : Non-provision of service lane.

Decision : The committee noted that there was no existing lane in the vicinity and that a lane pattern would unlikely be created in future. Having considered the layout of the sites in the vicinity, the committee accepted the proposed non-provision of service lane.

(b) BCI 2 45/2012

Issue : Application for flexible application of domestic site coverage under PNAP APP-132.

Decision : Noting that the proposal was in compliance with the criteria set out in PNAP APP-132, the committee agreed to the granting of modification to permit flexible application of site coverage.

(c) BCI 3 45/2012

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

(ii) Exclusion of the rainwater recycling plant room from GFA calculation.

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

(ii) Having considered the design and the function of the system, the committee agreed to exclude the plant room from GFA calculation under B(P)Reg 23(3)(a).

(d) BCI 4 45/2012

Issue : Site area for PR and SC calculations.

Decision : Having considered the circumstances of the case, the committee agreed that the actual site area based on land survey records should be adopted for PR and SC calculations.

(e) BCI 5 45/2012

Issue : Exclusion of party structures and common staircases of a demolished building from GFA and site coverage calculations.

Decision : Having considered the proposal, the committee did not agree to the proposed exclusion of party structures and common staircases from GFA and site coverage calculations.

(f) BCI 6 45/2012

Issue : Inclusion of lane in site area.

Decision : Having studied the proposal, the committee did not agree to the inclusion of the set back rear lane in site area.

(g) BCI 7 45/2012

Issue : (i) Exclusion of vertical green walls from GFA and site coverage calculations.

(ii) Non-provision of service lane.

Decision : (i) Having studied the design, the committee did not agree to the exclusion of the vertical green walls from GFA and site coverage calculations.

(ii) The committee noted that there was no existing lane in the vicinity and that a lane pattern would unlikely be created in future. Having considered the layout of the sites in the vicinity, the committee accepted the proposed non-provision of service lane.

(h) BCI 8 45/2012

Issue : A&A proposal involving the reconstruction of main walls of an existing building.

Decision : Having studied the proposal, the committee agreed that further assessment was required to determine if the A&A works would result in a new building.

(i) BCI 9 45/2012

Issue : Exclusion of covered areas of an air-conditioning system from GFA calculation.

Decision : Having studied the proposal, the committee agreed to disregard the covered areas of the proposed air-conditioning system from GFA calculation.