

**Summary of Decisions of the Building Committee  
Building Committee I 48/2012 held on 11.12.2012**

(a) MAI 1 48/2012

Issue : Exclusion of covered pedestrian link from GFA calculation.

Decision : Having studied the proposal and considered the advice of relevant outside departments, the committee raised no in-principle objection to exclusion of the covered pedestrian link from GFA calculation subject to revised design.

(b) BCI 1 48/2012

Issue : Exclusion of voids in single-family houses from GFA calculation.

Decision : Noting that the criteria set out in Appendix A of PNAP APP-2 were complied with, the committee agreed to the exclusion of the voids 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.

(c) BCI 2 48/2012

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

(ii) Development intensity for a site not abutting a specified street.

Decision : Noting that the site was accessible from an existing footpath, the proposal was generally in line with the OZP, and there was no objection from relevant outside departments, the committee had no objection to the proposal under B(P)Rs 5 and 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.

(d) BCI 3 48/2012

Issue : Validity period of modification / exemption.

Decision : The committee was unable to identify any genuine technical difficulties which justify the extension of time and did not agree to extend the validity period.

(e) BCI 4 48/2012

Issue : Proposed surrender and setback for road widening in return for bonus PR and SC.

Decision : Having studied the proposal and considered the advice of relevant outside departments, the committee considered that further information was required before further consideration of the application.

(f) BCI 5 48/2012

Issue : Exclusion of projecting signboard within lot boundary from GFA calculation.

Decision : Having studied the proposal and considered the relevant criteria under PNAP APP-126, the committee did not agree to exclude the projecting signboard within lot boundary from GFA calculation.