

**Summary of Decisions of the Building Committee  
Building Committee I 50/2012 held on 24.12.2012**

(a) MAI 1 50/2012

Issue : Development intensity for a site abutting on a street of less than 4.5m wide.

Decision : Noting that the proposal was generally in line with the Layout Plan, and there was no objection from relevant outside departments, the committee 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.

(b) MAI 2 50/2012

Issue : Exclusion of architectural feature wall from SC and GFA calculations.

Decision : Having studied the proposal, the committee did not agree to exclude the proposed architectural feature wall from SC and GFA calculations.

(c) BCI 1 50/2012

Issue : Exclusion of lift lobbies and lift shafts in carpark floors from GFA calculation.

Decision : Having studied the proposal, the committee agreed to exclude the proposed lift lobbies and lift shafts from GFA calculation.

(d) BCI 2 50/2012

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

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

(e) BCI 3 50/2012

Issue : Proposed refuge floor cum communal podium garden.

Decision : [\[See matters arising in BCI 2/2013.\]](#)

(f) BCI 4 50/2012

Issue : Application for hotel concession.

Decision : Noting that the proposal generally complied with the criteria set out in PNAP APP-40, and there was no objection from relevant outside departments, the committee agreed to the granting of hotel concession under B(P)R 23A subject to revised design for proposed BOH facilities.

(g) BCI 5 50/2012

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 existing layout of the sites in the vicinity, the committee accepted the non-provision of service lane.

(h) BCI 6 50/2012

Issue : Application for hotel concession.

Decision : Noting that the proposal generally complied with the criteria set out in PNAP APP-40, and there was no objection from relevant outside departments, the committee agreed to the granting of hotel concession under B(P)R 23A subject to revised design for proposed BOH facilities.

(i) BCI 7 50/2012

Issue : Proposed building works within a country park.

Decision : Noting that the proposed works would contravene the OZP, the committee agreed that the plans be disapproved.