

**Summary of Decisions of the Building Committee**  
**Building Committee I 4/2013 held on 29.1.2013**

(a) BCI 1 4/2013

Issue : Site coverage of greenery.

Decision : Having considered the site and planning constraints due to existing public transport facilities and justifications provided by the AP, the committee agreed in principle to the proposal subject to the provision of compensatory measures.

(b) BCI 2 4/2013

Issue : Rectangular horizontal planes of prescribed windows protruding beyond lot boundary over the adjoining public open space.

Decision : Noting that there would not be any planned development at the open space and the advice of relevant outside departments, the committee raised no in-principle objection to the proposed prescribed window provision.

(c) BCI 3 4/2013

Issue : Validity period of modification / exemption.

Decision : Having considered the AP's justifications with an updated redevelopment programme and the genuine technical difficulty in obtaining the consent for the commencement of the relevant building works before the expiry of the two-year time limit, the committee agreed to extend the validity period.

(d) BCI 4 4/2013

Issue : Signboard projecting over an area dedicated for public passage.

Decision : Noting that the proposed signboard would comply with the requirements under PNAP APP-126 and B(P)R 22(1), the committee raised no objection to the proposed signboard projecting over the dedicated area.

(e) BCI 5 4/2013

Issue : Exclusion of roof architectural features from GFA and SC calculations.

Decision : Having studied the design, the committee did not agree to exclude the proposed features from GFA and SC calculations.

(f) BCI 6 4/2013

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.

(g) BCI 7 4/2013

Issue : Exclusion of a void over living/dining room in a duplex flat 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 void from GFA calculation.

(h) BCI 8 4/2013

Issue : Exclusion of floor space enclosed by metal fence/RC parapet from GFA calculation and exclusion of metal fence/RC parapet from SC and GFA calculations.

Decision : Noting that the proposal was not substantiated with sufficient justifications, the committee did not agree to the exclusion of floor space enclosed by metal fence/RC parapet from GFA calculation and exclusion of metal fence/RC parapet from SC and GFA calculations.