

**Summary of Decisions of the Building Committee
Building Committee I 5/2013 held on 5.2.2013**

(a) MAI 1 5/2013

Issue : Proposed single-family house on a site not abutting a specified street.

Decision : Noting that the site was accessible from an existing village road, the proposal was generally in line with the OZP, and that there was no objection from relevant outside departments, the committee had no objection to the proposal under B(P)R 5 and agreed to the proposed development intensity under B(P)R 19(3).

(b) MAI 2 5/2013

Issue : (i) Exclusion of covered areas for lay-bys, picking up / setting down passengers including planters areas on G/F and the voids above these areas from GFA calculation.
(ii) Exclusion of covered areas for public passage from GFA calculation.
(iii) Exclusion of roof and flat roof areas enclosed by roof feature walls from GFA calculation.

Decision : (i) Having studied the design, the committee agreed to exclude the subject covered areas and the associated voids above from GFA calculation subject to no objection from concerned departments.
(ii) Having studied the proposal, the committee raised no in-principle objection to the exclusion of the covered areas for public passage required under lease from GFA calculation subject to revised design and no objection from concerned departments.
(iii) Having considered the use and nature of the buildings and that the features were genuine design features, the committee agreed to exclude roof and flat roof areas enclosed by the proposed roof feature walls from GFA calculation subject to the areas being designated as common areas.

(c) BCI 1 5/2013

Issue : Exclusion of vertical greenery from GFA and site coverage calculations.

Decision : Having studied the design, the committee agreed to exclude the vertical greenery from GFA and site coverage calculations.

(d) BCI 2 5/2013

Issue : Footbridge projecting over street.

Decision : Noting that the proposed design of the footbridge had not been accepted by the ACABAS, the committee considered that it was premature to consider the proposal.

(e) BCI 3 5/2013

Issue : (i) Exclusion of a void in a single-family house from GFA calculation.

(ii) Non-provision of service lane.

Decision : (i) Noting that the criteria set out in Appendix A to PNAP APP-2 were complied with, the committee agreed to exclude the void from GFA calculation.

(ii) Noting that there was no existing lane in the vicinity and that a lane pattern would unlikely be created in future, the committee accepted the non-provision of service lane.

(f) BCI 4 5/2013

Issue : Exclusion of a void in a single-family house from GFA calculation.

Decision : Noting that the criteria set out in Appendix A to PNAP APP-2 were complied with, the committee agreed to exclude the void from GFA calculation.

(g) BCI 5 5/2013

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 and superstructure works before the expiry of the two-year time limit, the committee agreed to extend the validity period.