

**Summary of Decisions of the Building Committee
Building Committee I 10/2013 held on 12.3.2013**

(a) MAI 1 10/2013

- Issue : (i) Revised proposal for a private street for site classification purpose.
- (ii) Amendment plans be not regarded as a major revision.
- Decision : (i) Having studied the revised proposal, the committee had no objection that the proposed private street was a specified street for the purpose of site classification.
- (ii) Noting that the amendment plans had not been so revised that they had to be fundamentally reassessed, the committee agreed that the amendment plans be not regarded as a major revision.

(b) BCI 1 10/2013

- Issue : Shop extension to the yard area of a building approved under the then building regulations.
- Decision : Noting that the plot ratio would not exceed the permissible under the First Schedule of the B(P)Rs, the committee agreed to grant a technical modification to permit the existing domestic site coverage of the upper floors to exceed the permissible under the B(P)Rs.

(c) BCI 2 10/2013

- 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 concerned departments, the committee agreed to the granting of hotel concession under B(P)R 23A.

(d) BCI 3 10/2013

- Issue : Proposed electricity substation on a site not abutting a specified street.
- Decision : Noting that the site was accessible from an existing road, the proposal was generally in line with the approved planning scheme, subject to further substantiation that the site would be accessible from a street by an unfettered right-of-way, the committee had no in-principle objection to the proposal under B(P)R 5 and agreed to the proposed development intensity under B(P)R 19(3).

(e) BCI 4 10/2013

Issue : Exclusion of vertical greenery from GFA calculation.

Decision : Having studied the design, the committee agreed to exclude the proposed vertical greenery from GFA calculation.