

**Summary of Decisions of the Building Committee
Building Committee I 19/2013 held on 14.5.2013**

(a) BCI 1 19/2013

Issue : Validity period of modification / exemption.

Decision : Having considered the AP's justifications 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.

(b) BCI 2 19/2013

Issue : Flexible application of the requirements on non-domestic site coverage under PNAP APP-132.

Decision : Noting that the proposal was in compliance with the criteria set out in PNAP APP-132, the committee agreed to the granting of modification to permit flexible application of site coverage.

(c) BCI 3 19/2013

Issue : Formal appeal against the decision of the Building Authority.

Decision : Having considered the case, the committee agreed to contest the appeal.

(d) BCI 4 19/2013

Issue : (i) Site for the purposes of the BO.
(ii) Exclusion of carparking spaces from GFA calculation.
(iii) Proof of ownership / realistic prospect of control of the land forming the site.

Decision : (i) Having considered the circumstances of the case, the committee agreed that a lot separated by a public street should be regarded as separate sites for the purposes of the BO.
(ii) The committee considered that further substantiations were required before the carparking spaces might be considered to be disregarded from GFA calculation.
(iii) Noting that the proposal would result in a new building, the committee agreed that proof of ownership / realistic prospect of control of the land forming the site was required.

(e) BCI 5 19/2013

Issue : Proposed electricity substation on a site not abutting a specified street.

Decision : Having regard to the small size of the unmanned substation approved by the TPB which would not require frequent pedestrian and vehicular access, the circumstances of the existing road, and the documentary evidence of applicant's ROW over the new access road, 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).

(f) BCI 6 19/2013

Issue : Building to be erected over, in and under a street.

Decision : Noting that the proposal was considered acceptable by the ACABAS and there were no adverse comments from relevant outside departments, the committee agreed to the proposed building over, in and under a street.