

**Summary of Decisions of the Building Committee  
Building Committee I 20/2013 held on 21.5.2013**

(a) MAI 1 20/2013

Issue : Portion of a building encroaching onto the required building set back area.

Decision : Noting that the criteria set out in paragraph 13(b) of PNAP APP-152 were generally complied with, the committee had no objection to proposal.

(b) MAI 2 20/2013

Issue : Proposed development on a site not abutting a specified street of not less than 4.5m.

Decision : Noting that the site was accessible from a path with a right-of-way, and that there was no objection from relevant outside departments, the committee agreed to the proposed development intensity and building height under B(P)R 19(3).

(c) BCI 1 20/2013

Issue : Exclusion of voids over living / dining rooms in duplex / triplex flats from GFA calculation.

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

(d) BCI 2 20/2013

Issue : Exclusion of covered areas under overhanging features and space above the covered areas from GFA calculation.

Decision : Having studied the design, the committee agreed to exclude the covered areas and space above the covered areas from GFA calculation.

(e) BCI 3 20/2013

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.

(f) BCI 4 20/2013

- Issue : (i) Exclusion of vertical greenery from GFA and site coverage calculations.
- (ii) Exclusion of architectural features from GFA and site coverage calculations.
- (iii) Exclusion of voids in a commercial building from GFA calculation.
- Decision : (i) Having studied the design, the committee agreed to exclude the vertical greenery from GFA and site coverage calculations.
- (ii) Having studied the design, the committee considered that the architectural features were excessive in size and did not agree to exclude the architectural features from GFA and site coverage calculations.
- (iii) Having considered the case and the AP's justifications, the committee agreed to exclude the void in the shopping arcade from GFA calculation but did not agree to exclude the void above an individual shop from GFA calculation.

(g) BCI 5 20/2013

- Issue : Non-compliance with the building separation requirements on separating distance and permeability for structures at low zone, and site coverage for greenery.
- Decision : Having regard to the circumstances of the case and the AP's justifications, the committee considered that it was pre-mature to consider the case and further justifications were required.

(h) BCI 6 20/2013

- Issue : Proposed surrender of setback area for road widening in return for bonus plot ratio.
- Decision : Noting that there was no objection from relevant outside departments, the committee agreed to the granting of bonus plot ratio in return for the proposed surrender.