

**Summary of Decisions of the Building Committee
Building Committee I 27/2013 held on 9.7.2013**

(a) MAI 1 27/2013

Issue : Proposed surrender and dedication of setback areas for road widening in return for bonus plot ratio and site coverage.

Decision : Having regard to the circumstances of the case and the advice of relevant outside departments, the committee agreed to the granting of bonus plot ratio in return for the proposed surrender but did not agree to the proposed dedication in return for bonus plot ratio and site coverage.

(b) MAI 2 27/2013

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.

(c) BCI 1 27/2013

Issue : Projection over an area dedicated for public passage.

Decision : Noting that the proposed works would comply with the relevant requirements under the Deed of Dedication, the committee raised no objection to the proposed projection over the dedicated area.

(d) BCI 2 27/2013

Issues : (i) Exclusion of voids from GFA calculation.
(ii) Exclusion of grey water and rainwater recycling plant rooms from GFA calculation.

Decisions : (i) Noting that the voids were genuine design features, the committee had no in-principle objection to exclude the voids from GFA calculation subject to revised design and substantiation that the proposal was in line with the requirements under PNAP APP-2.

(ii) Having considered the design and the function of the proposed grey water and rainwater recycling systems, the committee had no in-principle objection to exclude the plant rooms from GFA calculation subject to no adverse comments from the relevant outside department and the rooms to be designated as common areas.

(e) BCI 3 27/2013

Issue : Intended material change in use from non-domestic use to Residential Care Homes for Persons with Disabilities.

Decision : The committee noted that the intended material change in use would contravene the BO and allied regulations. Having considered the circumstances, the committee agreed that the BA's position in respect of the intended material change in use be reserved.

(f) BCI 4 27/2013

Issue : Validity period of modification / exemption.

Decision : Having considered the AP's justifications and noting that there was no change in circumstances for the relevant items of modifications / exemptions, the committee agreed to extend the validity period.

(g) BCI 5 27/2013

Issues : (i) Non-compliance with the building separation requirements on continuous projected facade length, and permeability and separating distance at the low zone.

(ii) Non-compliance with the building set back requirements.

(iii) Assessment of site coverage of greenery.

Decisions : (i) 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.

(ii) Noting that the non-compliance was not attributed to the proposed new building and it was not practically feasible for the existing building completed before the implementation of the SBD guidelines to comply with the relevant requirement, the committee agreed in-principle to the proposal.

(iii) After consideration, while the committee acknowledged the special difficulty in providing greenery up to the standard of the SBD guidelines for the subject site, further justifications should be provided to support the adequacy of the currently proposed lower standard.