

**Summary of Decisions of the Building Committee
Building Committee I 33/2013 held on 20.8.2013**

(a) MAI 1 33/2013

- Issues (i) Inclusion of right-of-way in site area calculation.
(ii) Development intensity for a site abutting a specified street of less than 4.5m wide.
- Decision Having regard to the site circumstances, the committee had no objection to the proposal under B(P)Rs 23(2)(a) and 19(3).

(b) BCI 1 33/2013

- Issue Validity period of modification / exemption.
- Decision Having considered the AP's justifications and that the time required to meet other government departments' requirements were beyond the control of the applicant, the committee agreed to extend the validity period.

(c) BC1 2 33/2013

- Issue Validity period of modification / exemption.
- Decision Having considered the AP's justifications and the genuine site difficulties of the relevant building works, the committee agreed to extend the validity period.

(d) BCI 3 33/2013

- Issue Modification for exclusion of balcony areas in the rooms with ensuite bathrooms at the proposed Hospice Centre from GFA calculation.
- Decision The Hospice Centre was considered a serviced residential development for commercial use under JPN 1 which concessions for balconies should not be applicable, the committee agreed that modification should not be granted.

(e) BCI 4 33/2013

- Issue Application for hotel concession.
- Decision As the proposal generally met the criteria set out in PNAP APP-40, and subject to no objection from other relevant departments, the committee agreed to the granting of hotel concession under B(P)R 23A.

(f) BCI 5 33/2013

Issue	Validity period of modification / exemption.
Decision	Having considered the AP's justifications with an updated redevelopment programme and the genuine difficulty in the relevant site formation works, the committee agreed to extend the validity period.

(g) BCI 6 33/2013

Issues	(i) Exclusion of vertical greenery from GFA and site coverage calculations. (ii) Non-provision of service lane.
Decisions	(i) Having considered the detailed design, the committee agreed to exclude the vertical greenery from GFA and site coverage calculations. (ii) The committee noted that there was no existing lane in the vicinity and a lane pattern would unlikely be created in future. Having also considered the layout of the building and the site vicinities, the committee accepted the non-provision of service lane.

(h) BCI 7 33/2013

Issues	(i) Proposed development on a site not provided with an access from a street. (ii) Development intensity for a site not abutting a specified street.
Decision	Noting that the site was accessible from an existing footpath, and subject to no objection from relevant outside departments, the committee had no objection to the proposal under B(P)R s 5 and 19(3).