

**Summary of Decisions of the Building Committee**  
**Building Committee I 40/2013 held on 8.10.2013**

(a) MAI 1 40/2013

Issue : Exclusion of covered areas for public passage from GFA calculations.

Decision : Having studied the proposal, the committee had no in-principle objection to the exclusion of the covered areas for public passage required under lease from GFA calculations subject to no objection from concerned departments.

(b) MAI 2 40/2013

Issue : Exclusion of rainwater recycling plant rooms from GFA calculations.

Decision : Having considered the design and the function of the proposed rainwater recycling system, the committee agreed to exclude the plant rooms from GFA calculations.

(c) BCI 1 40/2013

Issue : (i) Proposed means of access to a site.

(ii) Development intensity for a site not abutting a specified street.

Decision : (i) Noting that the site was accessible from an existing road which was properly formed and paved, the committee had no objection to the proposal under B(P)R 5.

(ii) Having regard to the advice of relevant departments, the committee agreed that the proposal was not acceptable under B(P)R 19(3).

(d) BCI 2 40/2013

Issue : Exclusion of rainwater recycling plant room from GFA calculations.

Decision : Having considered the design and the function of the proposed rainwater recycling system, the committee agreed to exclude the plant room from GFA calculations.

(e) BCI 3 40/2013

Issues : (i) Proposed means of access to a site.

(ii) Development intensity for a site not abutting a specified street.

Decision : Noting that the site was accessible from an existing road which was properly formed and paved, and the proposal was generally in line with the approved planning scheme, 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 4 40/2013

Issue : Proposed high headroom.

Decision : Having studied the proposal, the committee had no objection to the proposed headroom.

(g) BCI 5 40/2013

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.

(h) BCI 6 40/2013

Issue : Exclusion of a void over the entrance foyer of a single-family house from GFA calculations.

Decision : Noting that the criteria set out in Appendix A of PNAP APP-2 were met, the committee agreed to exclude the void from GFA calculations.

(i) BCI 7 40/2013

Issue : (i) Proposed bridge projecting over a street.

(ii) Non-provision of service lane.

Decision : (i) Noting that the proposal was considered acceptable by the ACABAS and there were no adverse comments from relevant departments, the committee agreed to the proposed bridge projecting over a street.

(ii) Having regard to the site circumstances and the comments of the relevant government departments, the committee agreed that a service lane would not be required for the subject site.

(j) BCI 8 40/2013

- Issue : (i) Proposed means of access to a site.
- (ii) Development intensity for a site not abutting a specified street.
- Decision : (i) Noting that the site was accessible from an existing road which was properly formed and paved, the committee had no objection to the proposal under B(P)R 5.
- (ii) Having regard to the advice of relevant departments, the committee had no in-principle objection to the proposal.

(k) BCI 9 40/2013

- Issue : Application for hotel concession.
- Decision : Noting that the proposal generally met the criteria set out in PNAP APP-40, and there was no objection from the concerned departments, the committee agreed to the granting of hotel concession under B(P)R 23A.

(l) BCI 10 40/2013

- Issue : Application for hotel concession.
- Decision : Noting that the proposal generally met the criteria set out in PNAP APP-40, and there was no objection from the concerned departments, the committee agreed to the granting of hotel concession under B(P)R 23A.