

**Summary of Decisions of the Building Committee  
Building Committee I 41/2013 held on 15.10.2013**

(a) MAI 1 41/2013

- Issues : (i) Exclusion of vertical greenery from GFA and site coverage calculations.
- (ii) Exclusion of rainwater recycling plant rooms from GFA calculations.
- (iii) High headroom of a communal podium garden.
- (iv) High headroom of a shop.
- Decisions : (i) Having studied the design, the committee agreed to exclude the vertical greenery from GFA and site coverage calculations.
- (ii) Having studied the design and the function of the proposed rainwater recycling system, the committee agreed to exclude the plant rooms from GFA calculations subject to no adverse comments from the concerned department.
- (iii) Noting that the communal podium garden was in line with the acceptance criteria under JPN-1, and that the proposed headroom was a genuine design and abuse was unlikely, the committee had no objection to the proposed headroom.
- (iv) Having studied the design, the committee had no objection to the proposed headroom.

(b) BCI 1 41/2013

- 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.

(c) BCI 2 41/2013

- Issue : Application for flexible application of site coverage under PNAP APP-132.
- Decision : Noting that the proposal generally met the criteria set out in PNAP APP-132, the committee agreed to grant a modification to permit flexible application of site coverage subject to satisfactory arrangements for the control and maintenance of the resultant flat roofs.

(d) BCI 3 41/2013

Issue : Application for flexible application of site coverage under PNAP APP-132.

Decision : Noting that the proposal generally met the criteria set out in PNAP APP-132, the committee agreed to grant a modification to permit flexible application of site coverage.

(e) BCI 4 41/2013

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 subject to revised design.

(f) BCI 5 41/2013

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 : The committee considered that further substantiation that the site would be accessible from a street by an unfettered right-of-way was required and agreed that it was premature to consider the proposal under B(P)Rs 5 and 19(3).

(g) BCI 6 41/2013

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

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