

**Summary of Decisions of the Building Committee
Building Committee I 44/2013 held on 5.11.2013**

(a) MAI 1 44/2013

Issue : Development intensity for a site not abutting a specified street of not less than 4.5m wide.

Decision : Noting that the proposal was generally in line with the OZP and there was no objection from relevant departments, the committee agreed to the proposed development intensity under B(P)R 19(3).

(b) BCI 1 44/2013

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 44/2013

Issue : A&A proposal involving a vertical extension.

Decision : Having studied the proposal, the committee agreed that the proposal would result in a new building requiring the issue of an occupation permit.

(d) BCI 3 44/2013

Issue : Exclusion of covered areas under railway structures from GFA calculations.

Decision : Having regard to the special circumstances of the case and the proposed use of the covered areas, the committee had no objection to exclude the covered areas from GFA calculations.

(e) BCI 4 44/2013

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 44/2013

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.

(g) BCI 6 44/2013

Issues : (i) Exclusion of aboveground carpark and the associated driveways/ramps from GFA calculations.
(ii) Non-provision of service lane.
(iii) Exclusion of rainwater recycling plant room and tank from GFA calculations.

Decisions : (i) Noting that the proposal was not substantiated with sufficient justifications, the committee did not agree to grant 100% GFA concession to the proposed aboveground carpark.
(ii) Noting that there was no existing lane in the vicinity and that a lane pattern would unlikely be created in future, the committee accepted the non-provision of service lane.
(iii) Having considered the design and the function of the proposed rainwater recycling system, the committee agreed to exclude the plant room and tank from GFA calculations.

(h) BCI 7 44/2013

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.

(i) BCI 8 44/2013

Issue : Service lane less than 3m wide.

Decision : Having regard to the circumstances of the case, the committee agreed that a 3m wide service lane should be provided for the proposed development.

(j) BCI 9 44/2013

Issue : Roof signboard within a distance of 1.5m from the inside face of the roof parapet.

Decision : Having studied the proposal, the committee agreed that the proposed signboard was not acceptable under PNAP APP-126.