

Summary of Decisions of the Building Committee
Building Committee I 45/2013 held on 12.11.2013

(a) MAI 1 45/2013

- Issues : (i) Non-compliance with the building separation requirements.
- (ii) Assessment of site coverage of greenery.
- (iii) Exclusion of voids in a shopping arcade from GFA calculations.
- Decisions : (i) & (ii) Having regard to the unique site characteristics, the nature of the proposed building and the proposed compensatory measures, the committee agreed in-principle to the proposal.
- (iii) Noting that the voids were genuine design features which generally met the acceptance criteria under PNAP APP-2 and there were no objection from relevant departments, the committee agreed to exclude the voids from GFA calculations.

(b) BCI 1 45/2013

- Issue : Exclusion of vertical greenery from GFA calculations.
- Decision : Having studied the design, the committee agreed to exclude the vertical greenery from GFA calculations.

(c) BCI 2 45/2013

- Issue : Exclusion of covered areas from GFA and SC calculations.
- Decision : Noting that the covered areas were capable of functional use and did not comply with the acceptance criteria under the relevant practice notes, the committee did not agree to exclude the covered areas from GFA and SC calculations.

(d) BCI 3 45/2013

- 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.

(e) BCI 4 45/2013

- Issues : (i) Exclusion of voids over the entrance of an office building from GFA calculations.
- (ii) Exclusion of space above the covered area under an overhanging feature from GFA calculations.
- Decisions : (i) Noting that the voids were genuine design features and there was no objection from relevant departments, the committee agreed to exclude the voids from GFA calculations.
- (ii) Having studied the design, the committee agreed to exclude the space above the covered area from GFA calculations.