

**Summary of Decisions of the Building Committee
Building Committee I 46/2013 held on 19.11.2013**

(a) BCI 1 46/2013

- Issues : (i) Exclusion of covered landscaped areas on G/F from GFA calculations.
- (ii) Exclusion of a void in a duplex flat from GFA calculations.
- Decisions : (i) Noting that the covered landscaped areas were open in design and generally met the acceptance criteria under PNAP APP-42, the committee agreed to exclude the covered landscaped areas from GFA calculations subject to further justifications / revised design.
- (ii) Having studied the proposal, the committee had no in-principle objection to exclude the void from GFA calculations subject to revised design to meet the criteria set out in Appendix A to PNAP APP-2.

(b) BCI 2 46/2013

- Issues : (i) Provision of service lane.
- (ii) Inclusion of a portion of an existing service lane in site area.
- Decisions : (i) Having regard to the site circumstances, the committee had no objection to accept the existing lane of the site under B(P)R 28.
- (ii) Noting that the subject portion of service lane was not required under the BO for the proposed building and there was no objection from the relevant departments, the committee had no in-principle objection to the inclusion of the subject portion of service lane in site area.

(c) BCI 3 46/2013

- Issue : Validity period of modification / exemption.
- Decision : Having considered the AP's justifications, the committee considered that further substantiations for an extension of the validity period were required.

(d) BCI 4 46/2013

- 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.