

**Summary of Decisions of the Building Committee
Building Committee I 15/2014 held on 15.4.2014**

(a) MAI 1 15/2014

Issue : Exclusion of covered landscaped areas from GFA calculations.

Decision : Having studied the proposal, the committee considered that the covered landscaped areas was not in line with the acceptance criteria under PNAP APP-42 and did not agree to exclude the areas from GFA calculations.

(b) MAI 2 15/2014

Issue : Exclusion of vertical greenery from GFA and SC calculations.

Decision : Having studied the design, the committee agreed to exclude the vertical greenery from GFA and SC calculations.

(c) BCI 1 15/2014

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.

(d) BCI 2 15/2014

Issue : Exclusion of vertical greenery from GFA and SC calculations.

Decision : Having studied the design, the committee agreed to exclude the vertical greenery from GFA and SC calculations subject to further substantiations.

(e) BCI 3 15/2014

Issues : (i) Existing right-of-way (ROW) to be built over and included in site area.
(ii) Non-provision of service lane.

Decisions : (i) Having considered the circumstances of the case, the committee considered that the ROW was not a street under the BO and could be built over and included in site area.

- (ii) Having studied the design and 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.

(f) BCI 4 15/2014

- Issues :
- (i) Exclusion of void above areas covered by an overhanging feature from GFA calculations.
 - (ii) Exclusion of covered landscape and play areas from GFA calculations.
 - (iii) Exclusion of vertical greenery from GFA and SC calculations.
- Decisions :
- (i) Having studied the proposal, the committee agreed to exclude the void from GFA calculations.
 - (ii) Noting that the covered landscaped and play areas generally met the acceptance criteria under PNAP APP-42, the committee agreed to exclude the covered landscaped and play areas from GFA calculations.
 - (iii) Having studied the design, the committee agreed to exclude the vertical greenery from GFA and SC calculations.