

**Summary of Decisions of the Building Committee  
Building Committee I 21/2014 held on 27.5.2014**

(a) MAI 1 21/2014

- Issues : (i) Development intensity and building height for a site not abutting a specified street of not less than 4.5m wide.
- (ii) Non-provision of service lane.
- Decision : (i) Noting that there was no objection from the relevant departments on the proposed development intensity and building height, the committee had no objection to the proposed development intensity and building height under B(P)R 19(3).
- (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.

(b) BCI 1 21/2014

- Issue : Formal appeal against the decision of the Building Authority.
- Decision : Having considered the case, the committee agreed to contest the appeal.

(c) BCI 2 21/2014

- Issues : Application for hotel concession.
- Decisions : 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.

(d) BCI 3 21/2014

- Issues : (i) Exclusion of sun shading architectural features from GFA and site coverage calculations.
- (ii) Exclusion of covered areas from GFA calculations.
- (iii) Exclusion of sky garden from GFA calculations.
- (iv) Exclusion of rainwater recycling plant rooms from GFA calculations.

- Decisions : (i) Having studied the proposal and noting that the proposed features would assist in the reduction of the OTTV of the building, the committee agreed to exclude the sunshades from GFA and site coverage calculations.
- (ii) Noting that the covered areas would be dedicated for public passage and there were no adverse comments from concerned departments, the committee agreed to exclude the covered areas from GFA calculations.
- (iii) Noting that the proposal generally met the criteria set out in JPN 2, the committee agreed to exclude the sky garden from GFA calculations.
- (iv) Having considered the design and the function of the proposed rainwater recycling system, the committee agreed to exclude the plant rooms from GFA calculations subject to further substantiations.

(e) BCI 4 21/2014

Issue : Exclusion of a void in a single-family house from GFA calculations.

Decision : Noting that the proposal generally met the criteria set out in Appendix A of PNAP APP-2, the committee agreed to the exclusion of the void from GFA calculations subject to revised design.

(f) BCI 5 21/2014

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.