

**Summary of Decisions of the Building Committee  
Building Committee I 42/2014 held on 21.10.2014**

(a) MAI 1 42/2014

Issue : Proposed surrender for road widening in return for bonus PR and SC.

Decision : Noting that there was no objection from some concerned departments, the committee agreed to grant bonus PR and SC in return for the proposed surrender subject to no objection from other concerned departments.

(b) MAI 2 42/2014

Issue : Formal appeal against the decision of the Building Authority.

Decision : Having considered the case, the committee agreed to contest the appeal.

(c) BCI 1 42/2014

Issues : (i) Exclusion of a void over the living / dining area in a duplex flat from GFA calculations.  
(ii) Non-provision of service lane.

Decisions : (i) Noting that the criteria set out in Appendix A of PNAP APP-2 were generally met, the committee agreed to exclude the void from GFA calculations subject to revised design.  
(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.

(d) BCI 2 42/2014

Issues : (i) Flexible application of site coverage under PNAP APP-132.  
(ii) Building setback requirement under PNAP APP-152.

Decisions : (i) Noting that the proposal generally met the criteria set out in PNAP APP-132, the committee agreed to grant a modification to permit the flexible application of site coverage.  
(ii) Having regard to the circumstances of the case, the committee agreed that the building setback requirement was not applicable.

(e) BCI 3 42/2014

Issue : Sunshades to be disregarded from SC and GFA calculations.

Decision : Having studied the proposal and noting that the proposed sunshades would assist in the reduction of the OTTV of the building, the committee agreed to disregard the sunshades from SC and GFA calculations.

(f) BCI 4 42/2014

Issue : Exclusion of aboveground carpark and the associated driveways/ramps from GFA calculations.

Decision : Noting that there were genuine site constraints rendering the construction of an underground carpark for the proposed development technically infeasible, the committee agreed to grant 100% GFA concession for the aboveground car parks under paragraph 16(b)(iv) of PNAP APP-2 subject to paragraph 16(b)(ii) of PNAP APP-2.

(g) BCI 5 42/2014

Issue : Exclusion of rainwater recycling plant room from GFA calculations.

Decision : Having considered the design and the function of the proposed rainwater recycling system, the committee agreed to exclude the plant room from GFA calculations.