

**Summary of Decisions of the Building Committee
Building Committee I 21/2015 held on 16.6.2015**

(a) BCI 1 21/2015

- Issues : (i) Exclusion of voids over the living / dining areas in duplex units from GFA calculations.
- (ii) Exclusion of architectural features from GFA and SC calculations and roof areas enclosed by architectural features from GFA calculations.
- Decisions : (i) Noting that the criteria set out in Appendix A of PNAP APP-2 were generally met, the committee agreed to exclude the voids from GFA calculations subject to revised design.
- (ii) Having studied the proposal, the committee considered that the height and projection of the architectural features were excessive and the proposed design was unsatisfactory. The committee did not agree to exclude the architectural features from GFA and SC calculations and the roof areas enclosed by architectural features from GFA calculations.

(b) BCI 2 21/2015

- Issue : Flexible application of site coverage.
- Decision : 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.

(c) BCI 3 21/2015

- Issue : Non-provision of service lane.
- Decision : The committee noted that there was no existing lane in the vicinity and a lane pattern would unlikely be created in future. Having also considered the layout of the building and the site vicinities, the committee accepted the non-provision of service lane.

(d) BCI 4 20/2015

- Issue : Exclusion of voids above areas covered by overhanging features from GFA calculations.
- Decision : Having studied the proposal, the committee agreed to exclude the voids from GFA calculations.